

RESIDENCE FOR SALE

**Bushfield
Castleplunkett
Co. Roscommon**

PRICE REGION: EXCESS €135,000

BER D1

Property Reference: C393



Attractive four bedroom bungalow residence in excellent condition standing on a large mature corner site (c. 0.55 acres) with detached garage to rear. Accommodation includes reception hallway, dining room, office/bedroom 1, sitting room, kitchen, back hallway with garage off, bedrooms 3 in all and bathroom. Viewing comes highly recommended and can be arranged by contacting the office on 090 6663700

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.



Office Address: Main Street, Athleague, Co. Roscommon PSRA LICENCE NO: 001350

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>13'10" x 6'3"</i>	<i>Upvc doorway to, carpeted, spotlights, hotpress (airing cupboard off), Stira stairs to attic, suitable for storage</i>
<i>Sitting Room</i>	<i>13' x 10'6"</i>	<i>Stratford solid fuel stove (assists heating) with mahogany outset, carpeted, spotlights</i>
<i>Dining Room</i>	<i>12'3" x 11'</i>	<i>Carpeted, spotlights, provision for fireplace</i>
<i>Kitchen</i>	<i>14'3" x 10'</i>	<i>Fully fitted kitchen including built-in cooker, hob, extractor fan, fridge, carpeted floor, inset tiling, spotlights</i>
<i>Office/Bedroom 1</i>	<i>10'3" x 8'2"</i>	<i>Built-in units, carpeted, spotlights</i>
<i>Back Hallway</i>	<i>7'2" x 4'</i>	<i>Door to rear, tiled floor, toilet off 5'6" x 3'3", toilet, fully tiled</i>
<i>Garage (off back hallway)</i>	<i>18' x 10'</i>	<i>Carpeted, shelving, Stira stairs to attic, converted and suitable for storage</i>
<i>Bedroom 2</i>	<i>11'7" x 9'10"</i>	<i>Carpeted, spotlights</i>
<i>Bedroom 3</i>	<i>11'6" x 10'4"</i>	<i>Carpeted, built-in wardrobe, spotlights</i>
<i>Bedroom 4</i>	<i>10'3" x 10'</i>	<i>Carpeted, spotlights</i>
<i>Bathroom</i>	<i>8' x 7'</i>	<i>Toilet, wash hand basin, bath with shower over, carpeted floor, all walls tiled</i>

OTHER FEATURES

- ***Private well water***
- ***Standing on c. 0.55 acre corner site***
- ***Garage to rear 22' x 13'9" – double doors to, shelving***
- ***Green house to rear***
- ***Timber decking to rear***
- ***Laid lawns***
- ***Large garden to rear***
- ***Established vegetable garden***
- ***Block wall to all boundaries***
- ***Entrances to front and side***
- ***Range of flower and shrubbery beds***
- ***Range of mature trees throughout site***
- ***Oil fired central heating***

	<i>Reception Hallway</i>		<i>Sitting Room</i>
	<i>Kitchen</i>		<i>Dining Room</i>
	<i>Bathroom</i>		<i>Bedroom</i>
	<i>Bedroom</i>		<i>Bedroom</i>

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Front of House



Front of House



Green House



Vegetable Garden



Detached Garage



Rear View of House



Garden to Side



Garden to Front