

For Sale

Ballyclare, Ballyleague
Co. Roscommon N39 A722
4 Bedrooms Semi-Detached



Offers in Excess of €135,000

Prime four bedroom semi-detached bungalow residence standing on c. 0.5 Acres with extensive range of outbuildings to rear located in much sought after area adjacent Ballyleague/Lanesboro with unrivalled views overlooking Lough Ree/River Shannon. The residence is in need of modernisation with potential to develop first floor into additional accommodation.

Accommodation includes porch to front, reception hallway, sitting room, living/dining room, kitchen, bedrooms four in all with one en-suite and bathroom.

The auctioneer invites enquiries and offers for immediate sale.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated.**

Porch to Front

5'5" (1.65m) x 3'9" (1.14m) Doorway to, tiled floor

Reception Hallway

17'0" (5.18m) x 5'8" (1.73m) Doorway to, wooden floor

Sitting Room

14'0" (4.27m) x 13'4" (4.06m) Tiled fireplace, wooden floor

Living/Dining Room

17'7" (5.36m) x 11'6" (3.51m) Feature solid fuel stove (assists heating), hotpress (airing cupboard) off, wooden floor

Kitchen

12'3" (3.73m) x 6'0" (1.83m) Fitted units, built in cooker, washing machine, dishwasher, fridge freezer, inset tiling, tiled floor, door to rear

Bedroom One

13'4" (4.06m) x 12'4" (3.76m) Wooden floor

Bedroom Two

12'6" (3.81m) x 8'10" (2.69m) Wooden floor, fitted wardrobe

Bedroom Three

11'7" (3.53m) x 8'9" (2.67m) Wooden floor, fitted wardrobe, en-suite off 8'9" x 2'10", toilet, wash hand basin, shower, part wall tiling

Bedroom Four

12'3" (3.73m) x 7'6" (2.29m) Wooden floor

Bathroom

8'6" (2.59m) x 6'0" (1.83m) Toilet, wash hand basin, bath, shower separate, part wall tiling, tiled floor

POTENTIAL TO DEVELOP FIRST FLOOR INTO THREE ADDITIONAL ROOMS

- Driveway from side extends to front and rear
- Laid lawn to front and rear
- Range of mature hedging/trees throughout garden
- Range of outbuildings
 - - Two-bay hayshed 30` x 15`
 - - Open shed 20` x 13`
 - - Outbuilding (set out in four areas) overall size 25` x 12`
- Oil fired central heating & solid fuel heating





















