

FOR SALE

Carrowreagh Road

Athleague Village

Co. Roscommon F42 TE84

FINAL OFFERS BY 12 P.M ON FRIDAY THE 6TH SEPTEMBER 2019

PRICE REGION: EXCESS €140,000

BER E1

Property Reference: B464



Very attractive two-storey residence located in Athleague Village and within walking distance of all amenities. The residence has a gross internal area of c. 1,750 sq. ft and stands on a large site c. 0.32 acres with viewing highly recommended. Accommodation includes Ground Floor: reception hallway, sitting room, dining room, kitchen, rear hallway, utility, W.C., bedroom, First Floor: bedrooms four in all and bathroom.

Viewing comes highly recommended and is strictly by appointment.

To arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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.

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>16' x 6'7"</i>	<i>Carpeted flooring, ceiling coving, under stair closet, hotpress (airing cupboard)</i>
<i>Sitting Room</i>	<i>16'9" x 13'9"</i>	<i>Carpeted flooring, open fireplace with marble surround and tiled inset, ceiling coving with centre rose, door off to dining room</i>
<i>Dining Room</i>	<i>13'9" x 13'1"</i>	<i>Wooden flooring, open fireplace, ceiling coving with centre rose</i>
<i>Kitchen</i>	<i>9'2" x 13'6"</i>	<i>Linoleum flooring, fully fitted kitchen units</i>
<i>Rear Hallway</i>	<i>8'1" x 4'6"</i>	<i>Tiled flooring, w.c. off</i>
<i>W.C.</i>	<i>7'7" x 4'9"</i>	<i>Toilet, wash hand basin, wet room shower, tiled flooring</i>
<i>Utility</i>	<i>9'6" x 9'5"</i>	<i>Plumbed for washing machine, tiled flooring, door off to rear garden</i>
<i>Bedroom 1</i>	<i>19'3" x 9'8"</i>	<i>Carpeted, door to front</i>
<i>First Floor</i>		
<i>Landing</i>	<i>12'1" x 3'9"</i>	<i>Carpeted flooring, ceiling coving, folding attic stairs</i>
<i>Bedroom 2</i>	<i>13'9" x 10'9"</i>	<i>Carpeted flooring, ceiling coving, walk in closet</i>
<i>Bedroom 3</i>	<i>10'7" x 10'6"</i>	<i>Carpeted flooring, ceiling coving, walk in closet</i>
<i>Bedroom 4</i>	<i>13' x 10'</i>	<i>Carpeted flooring, ceiling coving, walk in closet</i>
<i>Bedroom 5</i>	<i>10'8" x 7'3"</i>	<i>Carpeted flooring, ceiling coving, walk in closet</i>
<i>Bathroom</i>	<i>8'1" x 7'</i>	<i>Carpeted flooring, toilet, wash hand basin, bath with shower</i>

OTHER FEATURES

- *Detached garage 17'8" x 12'4", roller door*
- *Shed to rear 16'6" x 12'6"*
- *Mature trees and shrubs*
- *Good location on fringe of Athleage Village*

RECEPTION HALLWAY



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SITTING ROOM



SITTING ROOM



KITCHEN



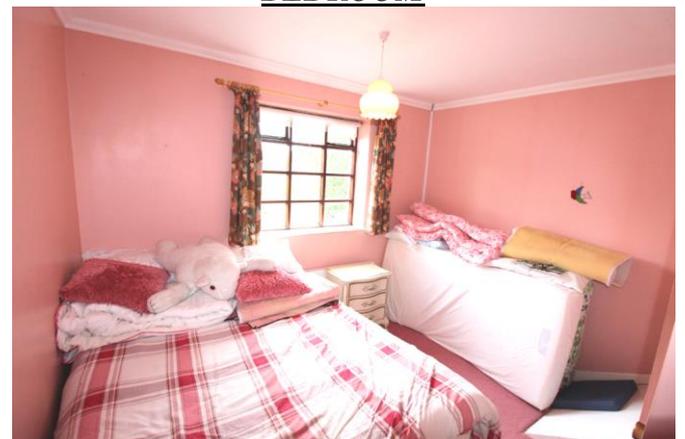
DINING ROOM



DOWNSTAIRS BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



SIDE/FRONT OF PROPERTY



GARDEN/DRIVEWAY TO FRONT



VIEW FROM ABOVE



VIEW TO FRONT



FRONT OF PROPERTY



FRONT OF PROPERTY



MAP OF PROPERTY



