

## **RESIDENCE FOR SALE**

**Garraun South**

**Creggs**

**Co. Roscommon F42 AV80**

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Office Number: 090 666 3700 Mobile: 086 8985013

**PRICE REGION: OPEN TO OFFERS**

**BER D2**

Property Reference: G495B



Spacious three bedroom bungalow residence on the outskirts of the village of Creggs which is c. 12 km from Roscommon town and all its amenities. Recently refurbished and decorated internally, this lovely cottage sits on a generous site of c. 0.5 acres of gardens with views of surrounding countryside. Accommodation includes porch to front, reception hallway, bedroom, living room, kitchen, dining room, utility, bedrooms 3 in all and bathroom.

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 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](mailto:info@ivanconnaughton.com)

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Porch to Front</i>		
<i>Reception Hallway</i>	<i>13'1" x 4'</i>	<i>Upvc doorway to, wooden floor, coving</i>
<i>Living Room</i>	<i>14'8" x 11'6"</i>	<i>Feature Mulberry solid fuel stove (assists heating), wooden floor, door to kitchen, coving</i>
<i>Dining Room</i>	<i>15' x 7'6"</i>	<i>Wooden/tiled floor</i>
<i>Kitchen</i>	<i>9'9" x 8'1"</i>	<i>Fully fitted kitchen units, cooker &amp; hob, tiled floor, door to rear</i>
<i>Sitting Room/ Bedroom 1</i>	<i>13'10" x 10'2"</i>	<i>Wooden floor, provision for fireplace</i>
<i>Bedroom 2</i>	<i>12' x 8'10"</i>	<i>Wooden floor, vanity area, coving</i>
<i>Bedroom 3</i>	<i>11'2" x 10'4"</i>	<i>Wooden floor, walk in wardrobe, sliding door to front</i>
<i>Bathroom</i>	<i>7'6" x 5'1"</i>	<i>Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling</i>

### **OTHER FEATURES**

- *Deceptively large internally*
- *Septic Tank*
- *Mains Water*
- *Oil Fired Central Heating*
- *Gated Driveway*
- *Beautiful location with scenic views*
- *c. 10 minute drive to Roscommon & c. 5 minute drive to Ballygar*
- *Large garden to rear*
- *Walking distance to Kilbegnet Church*
- *Mature trees to side boundary*

**LIVING ROOM**



**KITCHEN**



**DINING ROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



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**BATHROOM**



**VIEW FROM FRONT OF PROPERTY**



**REAR VIEW OF PROPERTY**



**FRONT OF PROPERTY**



**MAP OF PROPERTY**

