

For Sale

Shanballylosky, Dysart, Co. Roscommon. H53 DX57
5 Bedrooms| Detached



Price: Offers in Excess of €350,000

Luxurious five bedroom residence comes to market in pristine condition boasting spacious living accommodation with floor area occupying c. 3,068 sq. ft and garage to rear c. 645 sq.ft altogether standing on c. 0.61 Acres with unrivalled views of the surrounding countryside and conveniently located close to Athlone, Ballinasloe and Roscommon Town.

Accommodation includes Ground Floor: entrance hall, sitting room, conservatory, dining room, kitchen, utility, home office, two no. bedrooms and bathroom, First Floor: three no. bedrooms with one ensuite and bathroom.

**The auctioneer invites enquiries and offers.
To arrange a viewing contact the office on 090-6663700**

Entrance Hall

27'6" (8.38m) x 15'7" (4.75m) Door to, tiled floor, stairs to first floor, spotlights

Sitting Room

16'8" (5.08m) x 15'3" (4.65m) Feature cast iron open fireplace, marble surround, solid wooden bamboo floor, open plan with dining & conservatory/sun room

Dining Room

13'3" (4.04m) x 10'6" (3.2m) Solid wooden bamboo floor, double doors to kitchen and living room

Kitchen

13'8" (4.17m) x 13'7" (4.14m) Fully fitted kitchen including built in Rangemaster gas hob, electric oven, extractor fan, centre island with breakfast counter, tiled floor, inset tiling, Nestor Martin solid fuel stove (assist heating), spotlights

Conservatory

13'10" (4.22m) x 10'4" (3.15m) Solid wooden bamboo floor, feature raised wooden ceiling, double doors to rear

Utility

7'9" (2.36m) x 6'4" (1.93m) Fitted units, built in washing machine & dryer, tiled floor, inset tiling, door to rear

Home Office

9'8" (2.95m) x 7'9" (2.36m) Wooden floor

Bathroom

9'9" (2.97m) x 6'4" (1.93m) Toilet, wash hand basin, shower

Bedroom Four

15'3" (4.65m) x 14'8" (4.47m) Wooden floor, bay window to front

Bedroom Five

13'3" (4.04m) x 13'3" (4.04m) Wooden floor, bay window to front

Landing

21'5" (6.53m) x 7'4" (2.24m) Solid wooden bamboo floor, Stira stairs to attic (suitable for storage)

Bedroom One

17'10" (5.44m) x 13'1" (3.99m) Wooden floor, walk in wardrobe/dressing room 13'1" x 11'3", fitted units, wooden floor.

Ensuite off 13'10" x 8'2", toilet, wash hand basin, shower, tiled floor, part wall tiling

Bedroom Two

16'2" (4.93m) x 11'4" (3.45m) Wooden floor

Bedroom Three

12'1" (3.68m) x 11'7" (3.53m) Wooden floor

Hotpress (Airing Cupboard)/Linen Room

9'5" (2.87m) x 8'10" (2.69m) Wooden floor, walk in

Bathroom

15'5" (4.7m) x 13'1" (3.99m) Toilet, wash hand basin, bath, dual shower separate (works off electric and solar panels), tiled floor, part wall tiling

OTHER FEATURES

- Hollowcore Between Ground and First Floor
- Solar Panels
- Oil Fired Central Heating
- Laid Lawns, Large Garden to Rear
- Driveway Kerbed & Stoned, Extends to Rear
- Maturing Hedging on Boundaries
- Fully Alarmed
- Traditional Stone Wall to Front
- Double Garage and Dog Runs to Rear
- Unrivalled Views of Surrounding Countryside



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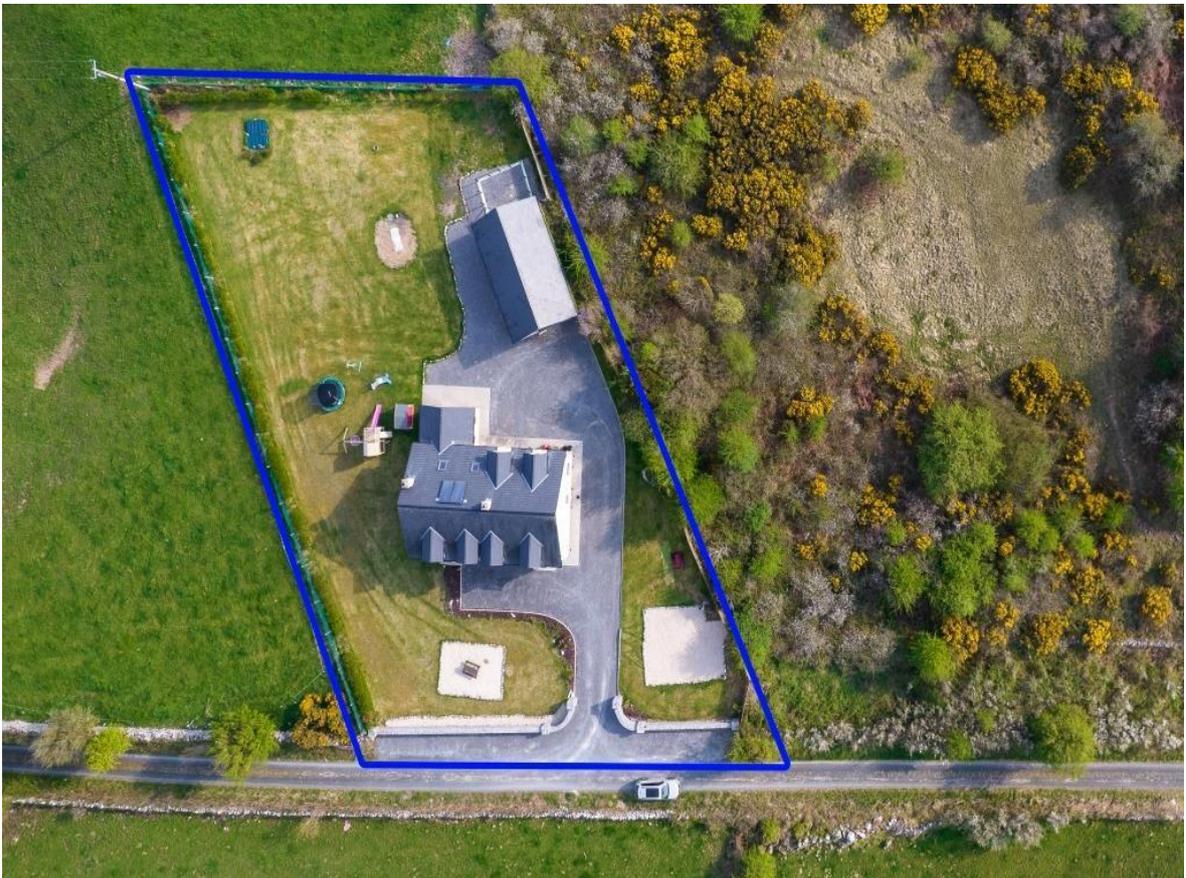
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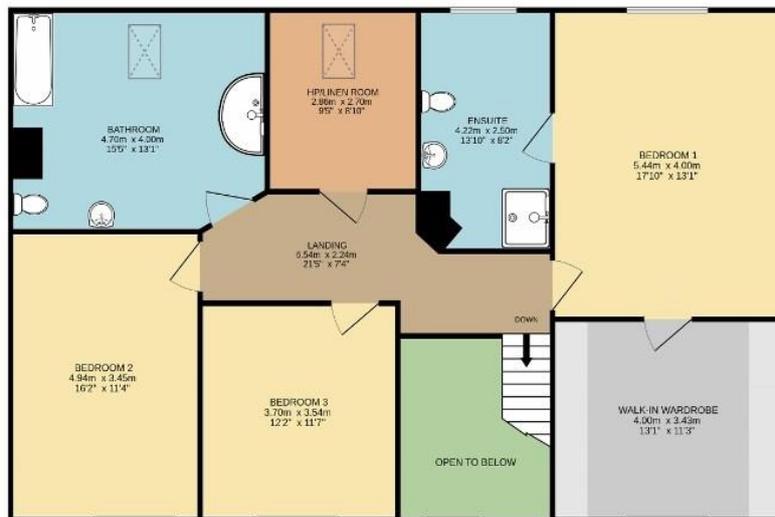
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 Approx. floor area: 285m² / 3068ft²
 5 bedrooms, 3 bathrooms, 3 parking spaces, 0.61ac, 0.25ha, 60m², 645ft², Roscommon 22km / 13.67mi, Ballinasloe 22km / 13.67mi
DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.




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