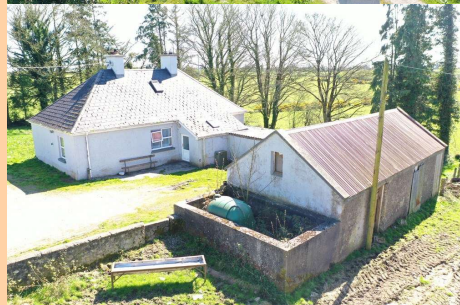
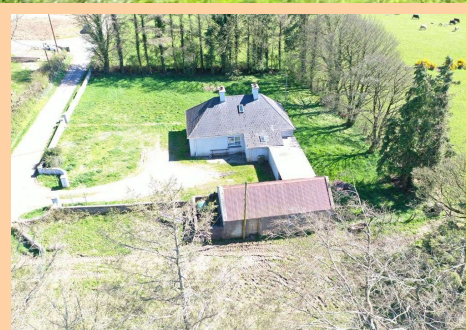


For Sale

Rathbrennan, Roscommon, F42 F886

3 Bedrooms| Bungalow

CONNAUGHTON
AUCTIONEERS
www.connaughtonauctioneers.ie



FINAL OFFERS BY 2PM FRIDAY 26TH JUNE
Price on Application

Prime property to come onto the open market for sale comprising three bedroom residence and outbuildings altogether standing on c. 0.6 Acres in good condition. The residence is located c. 2.5 miles from Roscommon Town. Accommodation includes reception hallway, living/dining room, kitchen, back hallway, bedrooms three in all and bathroom.

For further details, contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated.

Solicitor for the carriage of sale: Ms. Joan Devine Bridge St, Vesnoy, Strokestown, Co. Roscommon (071) 963 4608

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Reception Hallway

14'9" (4.5m) x 3'1" (0.94m) Upvc doorway to, tiled floor, wall lights



Living/ Dining Room

15'4" (4.67m) x 12'2" (3.71m) Feature Stanley solid fuel stove (assists heating) with feature brick outset, wooden floor, hotpress (airing cupboard) off, coving, centre rose and light



Kitchen

13'6" (4.11m) x 7'8" (2.34m) Fully fitted kitchen including gas cooker, washing machine, fridge freezer, wooden floor, inset tiling, spotlights



Back Hallway

6'0" (1.83m) x 3'8" (1.12m) Upvc doorway to, tiled floor



Bedroom 1

12'6" (3.81m) x 11'1" (3.38m) Wooden Floor



Bedroom 2

10'6" (3.2m) x 10'3" (3.12m) Wooden Floor, Built in Wardrobe



Bedroom 3

10'6" (3.2m) x 8'9" (2.67m) Wooden Floor



Bathroom

7'6" (2.29m) x 4'4" (1.32m) Toilet, wash hand basin, shower, fully tiled



- Oil Fired Central Heating
 - Outbuildings to Rear: Shed 1- 23'9" x 10'5", accessed by front and rear. Shed 2 - 33'2" x 14'8", two doors to front, three doors to rear
 - Block wall to front
 - Laid lawns, overall site area c. 0.6 acres
 - Driveway to front
 - Mature trees on boundaries
- If residence & lands are sold separately, residence will have private entrance & stock proof fence erected on boundaries



