

For Sale

Clonboney, Lanesborough, Co. Longford.
N39 HR84

BER E1



Guide Price: Offers Excess €150,000

DNG Ivan Connaughton presents to market this three bed bungalow residence set out on a generous c. 0.64 acre mature site and located in a much sought after area just a short walk to all local amenities, including schools, shops, cafes, and the scenic River Shannon. Set back from the road, this home offers both convenience & privacy, surrounded by mature lawns, hedging, and trees with a private driveway providing off street parking. The residence also benefits from adjoining garage and shed to rear offering excellent storage, workshop potential, or scope for future conversion (subject to planning permission).

Accommodation includes entrance hall, sitting room, kitchen, dining room, three bedrooms & bathroom

Viewing is strictly by appointment only

For further details & viewing, contact DNG Ivan Connaughton on 090-6663700

Entrance Hall

1.46m (4'9") x 3.24m (10'8")

Sitting Room

4.18m (13'9") x 3.16m (10'4")

Kitchen

2.48m (8'2") x 2.35m (7'9")

Dining Room

4.17m (13'8") x 3.17m (10'5")

Bedroom 1

3.5m (11'6") x 3.89m (12'9")

Bedroom 2

3.5m (11'6") x 2.97m (9'9")

Bedroom 3

2.71m (8'11") x 3.44m (11'3")

Bathroom

1.75m (5'9") x 2.37m (7'9")

Adjoining Garage

3.52m (11'7") x 5.89m (19'4")

OTHER FEATURES

- Gas Central Heating
- Floor Area c. 947 sq.ft
- c. 0.64 Acre Mature Site
- Prime Location
- Walking Distance to all Local Amenities
- Adjoining Garage & Shed (c. 314 sq.ft) to rear
- Surrounded by Mature Lawns





















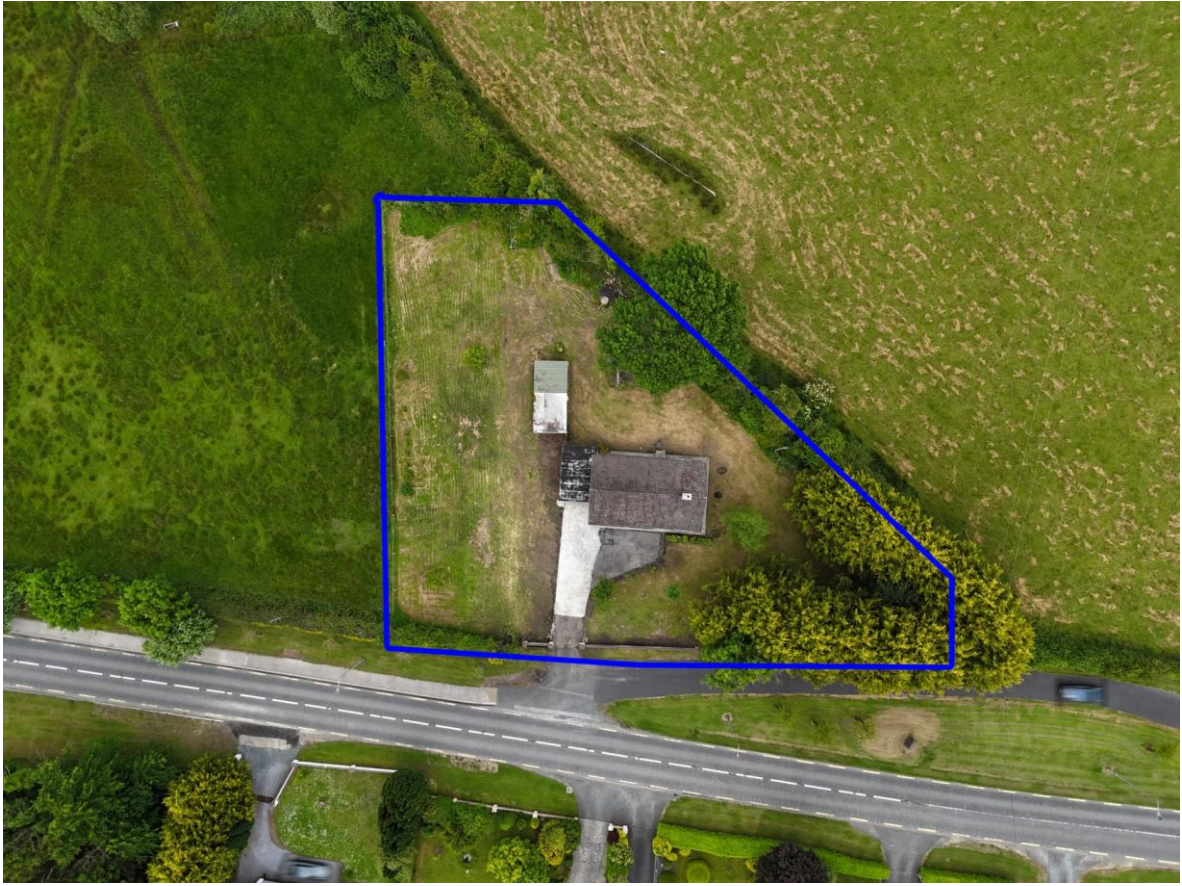
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Approximate total area⁽¹⁾
1071 ft²
99.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.