

RESIDENCE FOR SALE

“The Cwtch”

Drishaghaun East

Castleplunkett

Co. Roscommon F45 E189



PRICE REGION: OFFERS EXCESS €115,000

Property Reference: O2091



Charming three bedroom dormer residence with private driveway coming to market in pristine condition with outbuildings altogether standing on c. 2.81 acres of excellent quality lands with potential for possible small holding. Boasting spacious living accommodation throughout, this residence has unrivalled views of the surrounding countryside. Accommodation includes Ground Floor: conservatory/sun room, sitting room/bedroom, living room, kitchen/dining room, bathroom,

First Floor: bedrooms 2 in all with one en-suite.

Viewing comes highly recommended and can be arranged by calling 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

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Conservatory/ Sun Room to Front</i>	<i>9'6" x 6'6"</i>	<i>Upvc doorway to, tiled floor</i>
<i>Sitting Room/ Bedroom 1</i>	<i>13'9" x 9'8"</i>	<i>Marble fireplace, wooden floor</i>
<i>Living Room</i>	<i>15'6" x 13'10"</i>	<i>Open fireplace, carpeted, stairs to first floor, feature wooden ceiling, fitted unit</i>
<i>Kitchen/Dining Room</i>	<i>14' x 10'</i>	<i>Fully fitted kitchen including built-in cooker, washing machine, fridge freezer, inset tiling, tiled floor, door to rear, storage area off</i>
<i>Bathroom</i>	<i>10'3" x 6'3"</i>	<i>Toilet, wash hand basin, shower, tiled floor, part wall tiling, incorporating hotpress (airing cupboard)</i>
<i>First Floor</i>		
<i>Landing</i>	<i>4'7" x 3'</i>	<i>Carpeted</i>
<i>Bedroom 2</i>	<i>15'9" x 9'9"</i>	<i>Carpeted, feature wooden ceiling, fitted units, en-suite off 5'3" x 2'6", toilet, wash hand basin</i>
<i>Bedroom 3</i>	<i>13'3" x 9'1"</i>	<i>Carpeted, feature wooden ceiling</i>

OTHER FEATURES

- *Large garage 32' x 12'9" – In good condition – Two doors to front*
- *Turf shed/workshop 12'9" x 9' – In good condition – double door to- storage shed adjoining 9' x 5'2"*
- *Oil fired central heating – Popular 115 Boiler*
- *Driveway kerbed and tarmacadamed, extends around house*
- *Two paddocks to front, overall site area c. 2.81 acres*
- *Garden to side and rear*
- *Range of flower/shrubbery beds*

SITTING ROOM/ BEDROOM 1



SITTING ROOM/ BEDROOM 1



LIVING ROOM



LIVING ROOM



LIVING ROOM



KITCHEN/ DINING ROOM



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KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



BATHROOM



LANDING



BEDROOM



BEDROOM



GARDEN



GARDEN



GARDEN



GARDEN



GARDEN



GARAGE



DRIVEWAY



DRIVEWAY



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LANDS TO FRONT



LANDS TO FRONT



RESIDENCE



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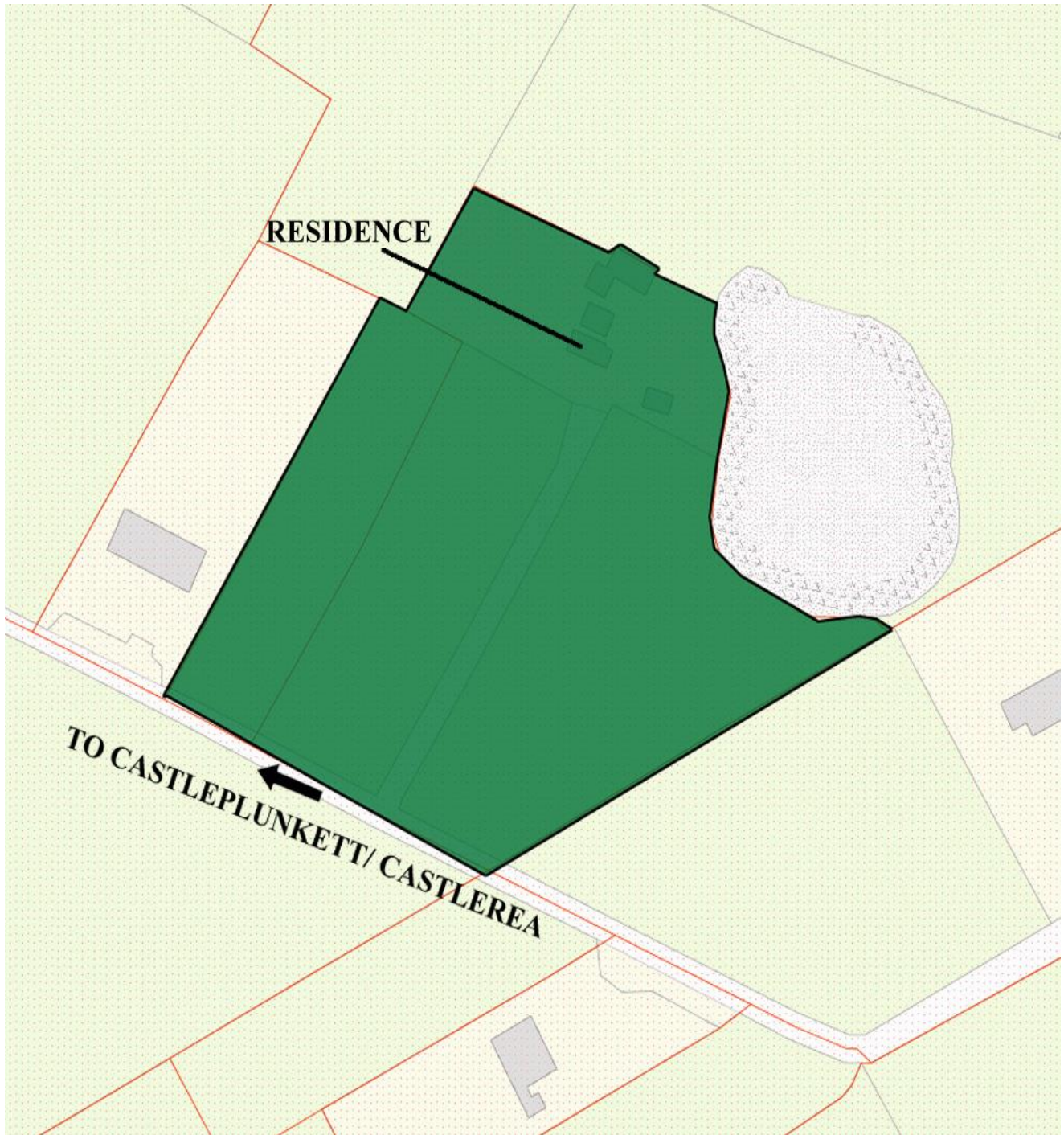
RESIDENCE



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MAP OF PROPERTY



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