

PSRA LICENCE NO: 001350

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**FOR SALE**  
**“Wood View”**  
**Moore**  
**Castlerea**  
**Co. Roscommon F45 X521**

**PRICE REGION: OFFERS EXCESS €135,000**

**BER E1**

Property Reference: MCE2126



Very attractive six bedroom residence in excellent condition throughout with extensive range of outbuildings to rear, located c. 2.5 miles from Castlerea Town and c. 30 minutes drive from Ireland West Airport Knock. Accommodation includes Ground Floor: reception hallway, sitting room, living/dining room, kitchen, bedrooms three in all and bathroom, First Floor: bedrooms three in all and W.C. Viewing comes highly recommended and is strictly by appointment.

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 MIPAV of Connaughton Auctioneers - 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.

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<b>Room</b>	<b>Area (Approx)</b>	<b>Room Details</b>
<b>Ground Floor</b>		
<i>Reception Hallway</i>	<i>17' x 6'9"</i>	<i>Upvc doorway to, tiled/carpeted floor, hotpress (airing cupboard off)</i>
<i>Sitting Room</i>	<i>12' x 12'</i>	<i>Cast iron fireplace, wooden surround, coving, centre rose and light, carpet to floor, wall lights</i>
<i>Dining Room</i>	<i>13'8" x 12'6"</i>	<i>Feature solid fuel stove (assists heating) with brick outset, tiled floor, patio door to rear, spotlights</i>
<i>Kitchen</i>	<i>10'6" x 9'6"</i>	<i>Fully fitted kitchen including built in fridge freezer, dishwasher, cooker, hob, extractor fan, tiled floor, inset tiling, spotlights, water filtration system</i>
<i>Bedroom 1</i>	<i>12' x 10'</i>	<i>Wooden floor, coving</i>
<i>Bedroom 2</i>	<i>12' x 10'6"</i>	<i>Fitted wardrobe, carpet to floor</i>
<i>Bedroom 3</i>	<i>10'6" x 9'6"</i>	<i>Fitted wardrobe, carpet to floor</i>
<i>Bathroom</i>	<i>10' x 6'</i>	<i>Double shower cubicle pumped shower, toilet, wash hand basin, fully tiled floor and walls</i>
<b>First Floor</b>		
<i>Landing</i>	<i>13' x 6'</i>	<i>Carpeted</i>
<i>Bedroom 4</i>	<i>13' x 9'3"</i>	<i>Carpeted, Velux window to front</i>
<i>Bedroom 5</i>	<i>13'7" x 5'9"</i>	<i>Carpeted, Velux window to front</i>
<i>Bedroom 6</i>	<i>13' x 8'6"</i>	<i>Carpeted</i>
<i>W.C.</i>	<i>7'4" x 4'</i>	<i>Toilet, wash hand basin</i>

### **OTHER FEATURES**

- *Outbuildings/Garage to rear – Set out in four areas, serviced by water and electricity*
  - *Area 1: 15'6" x 10'5", Roller door to front*
  - *Area 2: 15'6" x 10'8", Roller door to front*
  - *Area 3: 15'6" x 11'3", Roller door to front, door to rear*
  - *Area 4: 15'6" x 9'4", Sliding door to front, plumbed for washing machine & dryer, fitted sink unit*
- *Multi heating (oil fired, solid fuel and solar panels)*
- *Driveway kerbed & stoned (extends to rear)*
- *Post and rail fence to front*
- *Cast iron gates at entrance*
- *Mature hedging to side boundaries*
- *Range of flower & shrubbery beds*
- *Laid lawns*
- *Electrical socket to side of house (externally)*
- *Mains water*
- *Septic tank on site*
- *Water filtration system under sink in kitchen*
- *Sky fibre broadband connection installed*
- *Phone watch security system*



**RECEPTION HALLWAY**



**SITTING ROOM**



**DINING ROOM**



**DINING ROOM**



**KITCHEN**



**BEDROOM**



**BEDROOM**



**BEDROOM**





**BATHROOM**



**GARAGE TO REAR**



**EXTERNAL**



**EXTERNAL**



**EXTERNAL**



**EXTERNAL**



**EXTERNAL**



**EXTERNAL**

