

RESIDENCE FOR SALE

“The Meadows”

Scrine

Rahara

Co. Roscommon F42 PY02

PRICE REGION: EXCESS €125,000

BER D1

Property Reference: MCK2105



Very attractive four bedroom bungalow residence in excellent condition boasting spacious living accommodation throughout, located in a much sought after area, convenient to the towns of Roscommon and Athlone. This property has unrivalled views of the surrounding countryside and stands on c. 0.56 acres. Accommodation includes porch to front, reception hallway, sitting room, kitchen/dining room, utility, bedrooms four in all with one en-suite and bathroom. Viewing comes highly recommended. 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.

Office Address: Main Street, Athleague, Co. Roscommon F42 TW70
Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Porch to Front</i>		
<i>Reception Hallway</i>	<i>11'7" x 5'8"</i>	<i>Upvc doorway to, wooden floor, covings, hotpress (airing cupboard off)</i>
<i>Sitting Room</i>	<i>13'10" x 13'8"</i>	<i>Marble fireplace with wooden surround, wooden floor, covings, bay window to front, provision for gas fire</i>
<i>Kitchen/Dining Room</i>	<i>21'3" x 11'5"</i>	<i>Fully fitted kitchen including built in electric cooker, gas hob, extract fan, dishwasher, fridge freezer, spotlights, inset tiling, tiled floor, solid fuel Stanley stove, (assists heating), covings, sliding door to side</i>
<i>Utility</i>	<i>8' x 5'6"</i>	<i>Fitted units including built in washing machine and dryer, door to rear, inset tiling, tiled floor, toilet off 7'4" x 4'2", toilet, wash hand basin, tiled floor, part wall tiling</i>
<i>Bedroom 1</i>	<i>9'9" x 9'5"</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>9'9" x 9'5"</i>	<i>Wooden floor</i>
<i>Bedroom 3</i>	<i>10'10" x 9'5"</i>	<i>Wooden floor, bay window to front</i>
<i>Bedroom 4</i>	<i>12'9" x 11'5"</i>	<i>Wooden floor, en-suite off 7' x 3'9", toilet, wash hand basin, shower, fully tiled</i>
<i>Bathroom</i>	<i>11'2" x 6'4"</i>	<i>Toilet, wash hand basin, bath, shower separate, fully tiled</i>

OTHER FEATURES

- *Laid lawns*
- *Driveway kerbed and stoned, extends to rear*
- *Post and rail fencing to front and one side*
- *Wooden gates at entrance*
- *Oil fired central heating*
- *External lights to front*
- *Camera system internally*
- *Patio area to side*
- *Range of mature trees on site*
- *Garden shed to side*

RECEPTION HALLWAY



SITTING ROOM



KITCHEN/ DINING ROOM



DINING AREA



BATHROOM



BEDROOM



BEDROOM



PATIO AREA



REAR VIEW OF HOUSE



REAR VIEW OF HOUSE



GARDEN TO REAR



GARDEN TO REAR



GARDEN TO FRONT



GARDEN TO FRONT



GARDEN TO FRONT



FRONT OF HOUSE



FRONT OF HOUSE



GARDEN SHED



ENTRANCE



MAP OF PROPERTY

