

For Sale

Mote Park, Roscommon, F42 FK26

4 Bedrooms| Detached

BER C2



**FINAL OFFERS BY 12PM
FRIDAY 21ST AUGUST**

Price Region: €250,000

Very attractive four bedroom two-storey residence in excellent condition boasting spacious living accommodation throughout and located in much sought after residential area "Mote Park Demesne", c. 2 miles from Roscommon Town. The residence stands on a c. 0.5 mature private site and has commanding views of the surrounding countryside. Accommodation includes Ground Floor: porch to front, reception hallway, sitting room, living room, dining room, kitchen, utility, back hallway, bathroom, garage (adjoining house), First Floor: bedrooms four in all and bathroom.

The auctioneer invites enquiries and offers for immediate sale.

To arrange a viewing, contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated.



Porch to Front

Reception Hallway

15'9" (4.8m) x 6'5" (1.96m) Upvc doorway to, stairs to first floor, wooden floor, coving, centre rose & light

Sitting Room

10'10" (3.3m) x 9'9" (2.97m) Electric fire, fitted units, wooden floor, coving, centre rose & light

Dining Room

10'10" (3.3m) x 9'10" (3m) Fitted units, tiled floor, coving

Living Room

18'8" (5.69m) x 17'10" (5.44m) Solid fuel stove with feature fireplace outset, patio door to rear, wooden floor, coving, centre rose & light, wall lights

Kitchen

17'6" (5.33m) x 11'2" (3.4m) Fully fitted kitchen including built in cooker, extractor fan, fridge freezer, breakfast counter, tiled floor, inset tiling, coving, hotpress (airing cupboard) off

Utility

12'3" (3.73m) x 10'9" (3.28m) Fitted units, built in washing machine & dryer, wooden floor

Back Hallway

10'4" (3.15m) x 4'0" (1.22m) Wooden floor, door to rear

Bathroom (Ground Floor)

10'10" (3.3m) x 7'2" (2.18m) Toilet, wash hand basin, bath, shower, fully tiled

Garage (adjoining house)

17'9" (5.41m) x 11'9" (3.58m) Double doors to front, Stira stairs to attic/storage, suitable for conversion into residential accommodation

Landing

16'3" (4.95m) x 6'0" (1.83m) Carpeted, coving

Bedroom One

11'0" (3.35m) x 10'10" (3.3m) Carpeted, fitted wall to wall wardrobe

Bedroom Two

11'0" (3.35m) x 11'0" (3.35m) Carpeted

Bedroom Three

11'1" (3.38m) x 9'10" (3m) Carpeted, built in wardrobe

Bedroom Four

10' (3.3m) x 9'8" (2.95m) Carpeted

Bathroom (First Floor)

6'2" (1.88m) x 5'10" (1.78m) Toilet, wash hand basin, shower



- Laid lawns, large garden to front and rear, overall site area c. 0.5 Acres
- Driveway kerbed & tarmacadamed
- Block wall to front
- Mature hedging to side and rear boundaries
- Range of flower & shrubbery beds
- Open shed to rear 22`9" x 11`2"
- Oil fired central heating
- Cobblelocked patio area to rear









