

CONNAUGHTON AUCTIONEERS

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FOR SALE

Tully

Strokestown

Co. Roscommon F42 RY86

PRICE REGION: OFFERS EXCESS €115,000

BER D2

Property Reference: J2146



Very attractive four bedroom bungalow residence coming to market in excellent condition standing on a large mature site and with unrivalled views of the surrounding countryside. With manicured gardens to front, side and rear, viewing of this property comes highly recommended. Accommodation includes reception hallway, sitting room, living/dining room, kitchen, bedrooms four in all with one en-suite and bathroom.

The property is located on the main Roscommon to Strokestown road.

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

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Room	Area (Approx)	Room Details
<i>Reception Hallway</i>	<i>13' x 5'9"</i>	<i>Upvc doorway to, carpet to floor, coving, centre rose and light, hotpress (airing cupboard off), Stira stairs to attic (suitable for conversion)</i>
<i>Sitting Room</i>	<i>12'10" x 11'6"</i>	<i>Cast iron fireplace with marble surround, carpet to floor, coving, centre rose and light</i>
<i>Living/Dining Room</i>	<i>16'9" x 11'9"</i>	<i>Carpet to floor, coving, centre rose and light</i>
<i>Kitchen</i>	<i>10'3" x 9'6"</i>	<i>Fully fitted kitchen including built in Indesit double oven, induction hob, extractor fan, fridge freezer, dishwasher, tiled floor, door to rear</i>
<i>Bedroom 1</i>	<i>11' x 12'7"</i>	<i>Carpet to floor, coving, built in wardrobe and dresser</i>
<i>Bedroom 2</i>	<i>10' x 9'9"</i>	<i>Carpet to floor, built in wall to wall wardrobe and dresser</i>
<i>Bedroom 3</i>	<i>11' x 9'6"</i>	<i>Carpet to floor, built in wardrobe, coving, en-suite off 8'10" x 4'2", toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<i>Utility/ Bedroom 4</i>	<i>10'10" x 10'</i>	<i>Fitted units, plumbed for washing machine/dryer, coving, potential to easily to convert into bedroom</i>
<i>Bathroom</i>	<i>7'9" x 6'</i>	<i>Toilet, wash hand basin, bath, tiled floor, part wall tiling</i>

OTHER FEATURES

- *Driveway kerbed and concreted*
- *Block wall to front*
- *Mature hedging to side and rear boundaries*
- *Range of flower and shrubbery beds*
- *Large garden to side and rear*
- *Glasshouse to rear*
- *All garden furniture coming with property*
- *Fruit trees in garden (cherry, plum, pear and apple)*
- *Raised strawberry trough*
- *Oil fired central heating*
- *Outbuildings to rear – 7'8" x 3' – Oil boiler, sliding shelf
7'9" x 6'6" – workshop, shelving
8' x 8' – turf shed*

RECEPTION HALLWAY



RECEPTION HALLWAY



SITTING ROOM



SITTING ROOM



KITCHEN



LIVING/ DINING ROOM



LIVING/ DINING ROOM



BATHROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



GARDEN TO FRONT



GARDEN TO FRONT



GARDEN TO REAR



GARDEN TO REAR



GARDEN TO REAR



GARDEN TO REAR



FRONT OF HOUSE



FRONT OF HOUSE



FRONT HOUSE



REAR VIEW OF HOUSE



GARDEN TO SIDE



GARDEN TO SIDE



GARDEN TO SIDE



DRIVEWAY



MAP OF PROPERTY

