



Very spacious five bedroom bungalow residence in excellent condition with garage to rear altogether standing on c. 0.66 acres located in much sought after area, c. 4 miles from Roscommon Town. With unrivalled views of the surrounding countryside, viewing of this residence is highly recommended. Accommodation includes porch to front, reception hallway, sitting room, kitchen/dining room, utility, bedrooms five in all with one en-suite and bathroom.

For further details and viewing, call the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

| <i>Room</i> | <i>Area (Approx)</i> | <i>Room Details</i> |
|----------------------------|--------------------------------------|--|
| <i>Porch to Front</i> | | |
| <i>Reception Hallway</i> | <i>13'3" x 5'6" 34'6" x 3'6"</i> | <i>Upvc doorway to, coving, wooden floor, cloakroom and hotpress (airing cupboard) off</i> |
| <i>Sitting Room</i> | <i>15' x 14'9"</i> | <i>Cast iron fireplace, wooden surround and mirror over mantle, wooden floor, centre light gas fire</i> |
| <i>Kitchen/Dining Room</i> | <i>14'6" x 13'1"</i> | <i>Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, fridge, tiled floor, inset tiling, coving, spotlights</i> |
| <i>Utility</i> | <i>10' x 6'8"</i> | <i>Fitted units, built in dryer and freezer, tiled floor, inset tiling, door to rear, toilet off 7' x 3'1", toilet, wash hand basin, tiled floor</i> |
| <i>Bedroom 1/ Playroom</i> | <i>13'9" x 11'6"</i> | <i>Wooden floor</i> |
| <i>Bedroom 2</i> | <i>11'6" x 9'3"</i> | <i>Wooden floor</i> |
| <i>Bedroom 3</i> | <i>11' x 10'</i> | <i>Wooden floor</i> |
| <i>Bedroom 4</i> | <i>13'3" x 12'</i> | <i>Wooden floor</i> |
| <i>Bedroom 5</i> | <i>12'7" x 12'5"</i> | <i>Wooden floor, built in wardrobe, en-suite off 8'10" x 4'3", toilet, wash hand basin, shower, fully tiled</i> |
| <i>Bathroom</i> | <i>8'10" x 7'11"</i> | <i>Toilet, wash hand basin, bath, fully tiled</i> |

OTHER FEATURES

- *Garage to rear 20' x 13'4" – Roller door to front – Door to side*
- *Laid lawns*
- *Large garden to rear*
- *Overall site area c. 0.66 acres*
- *Driveway kerbed and tarmacadamed, extends to rear*
- *Oil fired central heating*
- *Block wall to front boundary*

RECEPTION HALLWAY



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SITTING ROOM



KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



UTILITY



BATHROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



GARAGE



GARAGE



GARDEN TO REAR



GARDEN TO REAR



REAR VIEW OF RESIDENCE



VIEW TO FRONT



FRONT OF HOUSE



MAP OF PROPERTY

