

RESIDENCE FOR SALE

Lisnaville

Fuerty

Co. Roscommon F42 KP74

Office Number: 090 666 3700 Mobile: 086 8985013

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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

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

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

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**





