

RESIDENCE FOR SALE

**“Lake Lodge”
Portrunny
Co. Roscommon**

PRICE REGION: €475,000

BER B2

Property Reference: ON486



Superior five bedroom bungalow c. 4,000 sq. ft with outstanding views of Quaker Island and Portrunny Harbour and Marina on the River Shannon.

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - 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.

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This impressive residence is a one off build finished to an exceptional standard with no expense spared on every aspect and detail, both internally and externally. Very rarely does a modern home of this calibre become available for sale in such a desirable area as Portrunny. The residence, which is only approximately seven years old, has so much to offer in terms of modern comfortable living, unrivalled views , patio areas, vegetable garden, gym with sauna to mention but a few. Five bedrooms have en-suite bathrooms.

There is a very high specification of insulation teamed with solar panels and dual heating ensuring that this fabulous residence also runs very efficiently with low energy costs. Accommodation includes Ground Floor: reception hallway, sitting room, games room/ bar, kitchen/dining room, lake room/sun room, gym, bedroom 1 with en-suite, First Floor: bedrooms 4 in all with 4 en-suite and bathroom. Viewing is a must for anyone who is serious about purchasing a marvellous home which is in show house condition in such a pictorial setting as this property. Viewing is strictly by appointment only and can be arranged by contacting the office on 090 6663700.

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>27'4" x 8'</i>	<i>Solid Oak flooring, integrated lighting, extra wide entrance door with glass panel, two radiators</i>
<i>Sitting Room</i>	<i>20'7" x 20'10"</i>	<i>Solid Oak flooring, two sets of double sliding patio doors to rear patio area, open fireplace with large wood burning stove with heats radiators and water, integrated lighting, large wall radiators</i>
<i>Kitchen/Dining Room</i>	<i>32'4" x 15'11"</i>	<i>Solid marble counter tops and Island unit double width with sink and breakfast bar, water filter, built in American style fridge freezer, fully fitted cream units, integrated lighting, dual hobs electric and gas, electric self-cleaning ovens, porcelain tiled flooring, stainless steel extractor fan, shelving, vertical radiators, large picture window overlooking lake/water, built in TV unit, dining area with large window, very bright room</i>
<i>Games Room</i>	<i>14'8" x 20'7"</i>	<i>Solid Oak flooring, full size pool table (included in sale), marble fireplace, built in corner bar with optics, integrated lighting, open plan entrance into sitting room, three large windows overlooking front gardens</i>

<i>Lake Room/Sun Room</i>	<i>14'7" x 12'8"</i>	<i>Entrance archway to, porcelain tiling, integrated lighting, vertical wall radiator, sliding patio doors to rear patio area</i>
<i>Gym</i>	<i>15'10" x 9'2"</i>	<i>Sauna room, tiled flooring, two windows overlooking front, integrated lighting, electric shower with enclosure</i>
<i>Hallway</i>	<i>33' x 3'4"</i>	<i>Solid Oak flooring, integrated lighting, door with glass panel to side of property</i>
<i>Bedroom 1</i>	<i>12'3" x 15'1"</i>	<i>Carpeted, fully fitted wardrobes, integrated lighting, two windows overlooking front gardens, wall lights over bed, large vertical wall radiator, incorporating en-suite 10' x 8'10", toilet, wash hand basin, Jacuzzi bath, large power shower with corner unit, lighted mirror, large vertical wall radiator, integrated lighting, fully tiled floor to ceiling, window overlooking front gardens, storage cupboard off 4'3" x 4'7", shelved, oak flooring</i>
<i>W.C.</i>	<i>4'2" x 4'8"</i>	<i>Toilet, wash hand basin, high standard of tiling, heated towel rail</i>
<i>Landing Area Incorporating Library</i>	<i>9'9" x 15'9"</i>	<i>Porcelain tiles, fully shelved, integrated lighting</i>
<i>Hallway to Bedrooms</i>	<i>21'10" x 3'3"</i>	
<i>Bedroom 2</i>	<i>10'2" x 16'11"</i>	<i>Carpeted flooring, window overlooking lake, Velux window, integrated lighting, en-suite off 8' x 6'5", toilet, wash hand basin, electric shower and enclosure, Velux window, fully tiled floor to ceiling</i>
<i>Bedroom 3</i>	<i>13'10" x 10'3"</i>	<i>Carpeted flooring, integrated lighting, over bed wall lights, incorporating en-suite 6'6" x 5'11", toilet, wash hand basin, electric shower, Velux window, heated towel rail, fully tiled floor to ceiling</i>

<i>Bedroom 4</i>	<i>15'10" x 9'4"</i>	<i>Carpeted, integrated lighting, Velux and window, over bed lighting, en-suite off 6'x 7'9', toilet, wash hand basin, shower with enclosure, integrated lighting, Velux window, heated towel rail, part tiled</i>
<i>Bedroom 5</i>	<i>11'1" x 12'1"</i>	<i>Carpeted, Velux and window, integrated lighting, over bed wall lights, thermostat control for heating, door off into main bathroom</i>
<i>Bathroom</i>	<i>8'10" x 7'4"</i>	<i>Toilet, wash hand basin, oval bath with corner taps, power shower and unit, integrated lighting, large Velux window, heated towel rail, fully tiled</i>

OTHER FEATURES

- *Garage 14'9" x 16'8", shelving, roller doors – WC adjacent 4'11" x 4', toilet, wash hand basin, integrated lighting, tiled, doorway to garage*
- *Bar/ Games room with full size pool table (included in sale)*
- *Built in corner bar*
- *Oak flooring throughout*
- *Solar panels and dual heating*
- *Gym and sauna housed to side of residence*
- *Double width sliding patio doors from both kitchen and lake room*
- *Unrivalled views*
- *Large vertical radiators throughout*
- *Solid Oak doors, frames and skirting*
- *High energy ratings B2*
- *Wellness spa with Jacuzzi bath*
- *Library on first floor landing*
- *Excellent broadband*
- *Highly sought after location*
- *c. 10 minutes drive from county town Roscommon, c. 25 minutes from Athlone*
- *Five large bedrooms, all en-suite*
- *Night Saver Electricity*

***Rear View of
Property***



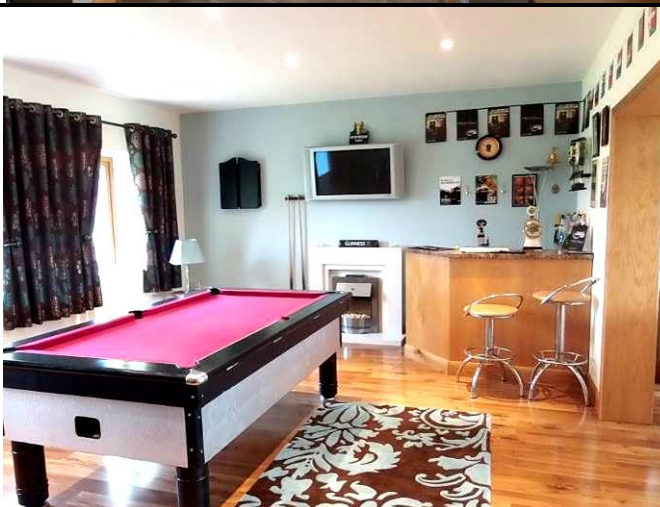
Sitting Room



*Lake Room/
Conservatory*



*Pool Room
With Full Bar*

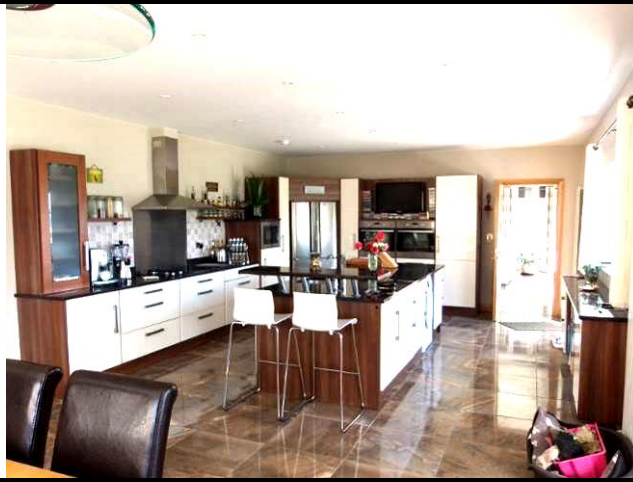


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Kitchen



Kitchen



Dining Area



*View From
Kitchen
Window*



Sauna & Gym



Bedroom 1



Landing



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Bedroom



Bedroom



En-Suite



Bathroom



Lake View from Property



Patio Area with Fish Pond



Built-in BBQ



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