



Luxury four bedroom residence in excellent condition throughout with potential to develop attic area if desired, located in much sought after area within walking distance of all amenities. With large detached garage to rear, viewing of this property is highly recommended due condition, size and location. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, living room, utility, conservatory/sun room, First Floor: bedrooms 4 in all with two en-suite and bathroom.

Contact the office on 090 6663700 for further details and to arrange a viewing.

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.

Room	Area (Approx)	Room Details
Ground Floor		
<i>Reception Hallway</i>	<i>18'9" x 7'2"</i>	<i>Doorway to, wooden/tiled floor, stairs to first floor</i>
<i>Sitting Room</i>	<i>15'1" x 14'9"</i>	<i>Cast iron fireplace, marble surround, wooden floor, built in units</i>
<i>Living Room</i>	<i>15' x 14'8"</i>	<i>Open fireplace, wooden floor, centre light</i>
<i>Kitchen/Dining Room</i>	<i>27' x 13'4"</i>	<i>Fully fitted kitchen including built in fridge freezer, dishwasher, cooker, hob, extractor fan, inset tiling, tiled/wooden floor, spotlights, feature solid fuel Yarmen stove (assists heating) with traditional stone surround, double doors to conservatory/sun room</i>
<i>Utility</i>	<i>10'10" x 8'9"</i>	<i>Built in units, washing machine, dryer, tiled floor, door to rear, toilet off 10' 9" x 4'2", toilet, wash hand basin, shower, tiled floor</i>
<i>Conservatory/Sun Room</i>	<i>12'8" x 12'10"</i>	<i>Double doors to kitchen/dining, wooden floor, sliding door to rear, feature timber ceiling with centre light</i>
First Floor		
<i>Landing</i>	<i>19'7" x 7'8"</i>	<i>Carpeted, hotpress (airing cupboard) off, Stira stairs to attic</i>
<i>Bedroom 1</i>	<i>13'6" x 11'9"</i>	<i>Carpeted</i>
<i>Bedroom 2</i>	<i>13'3" x 13'3"</i>	<i>Carpeted</i>
<i>Bedroom 3</i>	<i>14'5" x 14'4"</i>	<i>Carpeted, incorporating en-suite, toilet, wash hand basin, shower, fully tiled</i>
<i>Bedroom 4</i>	<i>15'1" x 13'3"</i>	<i>Carpeted, built in wardrobes, en-suite off 6'7" x 6'3", toilet, wash hand basin, shower, fully tiled</i>
<i>Bathroom</i>	<i>8'10" x 7'8"</i>	<i>Toilet, wash hand basin, Jacuzzi bath, shower separate, fully tiled</i>

OTHER FEATURES

- *Wired for alarm*
- *Attic area – 37' x 14'6"- suitable for conversion – two Velux windows to rear*
- *Garage to rear 16'8" x 14'5" – Roller door to front, door to side*
- *Driveway kerbed and tarmacadamed*
- *Enclosed garden to rear*
- *Range of flower/shrubbery beds*
- *Gates to both sides of house*
- *Wall lights to front*

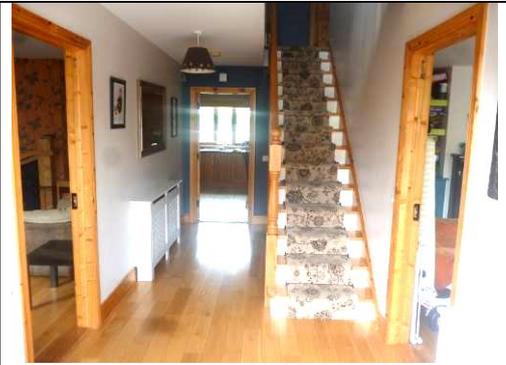
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	<p><i>Reception Hallway</i></p>		<p><i>Sitting Room</i></p>
	<p><i>Living Room</i></p>		<p><i>Kitchen/ Dining Room</i></p>
	<p><i>Kitchen/ Dining Room</i></p>		<p><i>Kitchen/ Dining Room</i></p>
	<p><i>Conservatory / Sun Room</i></p>		<p><i>Utility</i></p>

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Landing



Bedroom



Bedroom



Master Bedroom



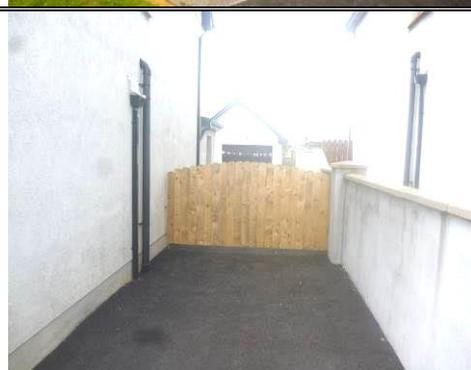
Bathroom



Garage to Rear



Garden to Rear



Side of Property



Front of Property



Front of Property