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Office Number: 090 666 3700 Mobile: 086 8985013

PRICE REGION: €110,000



Property Reference: F2022



Attractive three bedroom bungalow residence in excellent condition located just off the Roscommon/ Castlerea road, on the Ballinaheglis road. Standing on c. 1.25 acres, the residence is set back off the road which ensures privacy. Accommodation includes reception hallway, sitting room, dining/living room, kitchen, back hallway, bedrooms 3 in all and bathroom.

Viewing comes highly recommended and can be arranged by calling the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated.

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.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>25'4" x 4'</i>	<i>Upvc doorway to, carpeted, spotlights</i>
<i>Sitting Room</i>	<i>13'10" x 9'6"</i>	<i>Feature cast iron fireplace with wooden outset fitted unit, wooden floor, spotlights</i>
<i>Living/Dining Room</i>	<i>16'9" x 11'</i>	<i>Carpeted, Olymberyl solid fuel stove (assists heating), spotlights, kitchen off</i>
<i>Kitchen</i>	<i>11'2" x 9'6"</i>	<i>Fully fitted kitchen including built in cooker, hob, fridge freezer, washing machine, carpeted, spotlights, hotpress (airing cupboard off)</i>
<i>Back Hallway</i>	<i>7' x 3'</i>	<i>Wooden floor, door to rear</i>
<i>Bedroom 1</i>	<i>10'9" x 9'</i>	<i>Carpeted, cast iron fireplace</i>
<i>Bedroom 2</i>	<i>13'10" x 10'4"</i>	<i>Wooden floor, cast iron fireplace with wooden surround, spotlights</i>
<i>Bedroom 3</i>	<i>11' x 10'3"</i>	<i>Wooden floor, cast iron fireplace</i>
<i>Bathroom</i>	<i>7' x 7'</i>	<i>Toilet, wash hand basin, bath, wooden floor</i>

OTHER FEATURES

- ***Oil fired central heating***
- ***Laid lawns***
- ***Overall site area c. 1.25 acres***
- ***Range of flower/shrubbery beds***

RECEPTION HALLWAY



SITTING ROOM



DINING/ LIVING ROOM



DINING/ LIVING ROOM



KITCHEN



BEDROOM



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BEDROOM



BEDROOM



BATHROOM



GARDEN TO FRONT & REAR



GARDEN TO FRONT & REAR



GARDEN TO FRONT & REAR



DRIVEWAY



DRIVEWAY



REAR VIEW OF PROPERTY



SIDE & REAR VIEW OF PROPERTY



FRONT & SIDE VIEW OF PROPERTY



MAP OF PROPERTY



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