

The Cottage, Chapel Road, Castlecoote, Co.
Roscommon, F42 TX88



Offers in Excess of €155,000

For Sale. Charming traditional Irish Cottage with incredible views of miles of surrounding countryside, located in the award winning village of Castlecoote, Co. Roscommon F42 TX88. This authentic property is full of character and old world charm and sits on an idyllic site of c. 0.51 acres.

**For further details & to arrange viewing, contact
Deirdre on 086 1713417 or sales@bradleyhomes.ie**

Viewings strictly by Appointment.

Front Porch

4'9" (1.45m) x 2'3" (0.69m) "Stable" half door in wood, tiled flooring, windows to both sides.

Living Room

14'9" (4.5m) x 12'8" (3.86m) Into the heart of the the original cottage and oozing charm and character with tiled flooring, feature timber ceiling with wooden beams, solid fuel stove with brick surround and lighted inserts, built-in bookshelf,

Dining Room

11'9" (3.58m) x 9'4" (2.84m) Accessed from living room via two individual archways either side of fireplace. Tiled flooring and wood panelled ceiling

Rear Hallway

17'5" (5.31m) x 2'8" (0.81m) Tiled flooring, built-in storage cupboards. Kitchen, bathroom, bedroom-two and sunroom off.

Kitchen

9'8" (2.95m) x 9'8" (2.95m) Located to the rear overlooking the gardens with fully fitted "Shaker" style kitchen units in solid wood with stainless steel extractor fan & sink, tiled flooring and feature led lighting. Plumbed for washing machine & dishwasher. Airing cupboard off.





Bedroom One

13'0" (3.96m) x 9'4" (2.84m) Off the sun room with tiled flooring and fully fitted wardrobes. Three large windows affording lots of light.



Sun Room

15'0" (4.57m) x 9'8" (2.95m) Beautiful bright room with four large windows overlooking side gardens with tiled flooring and door off to exterior.



Bathroom

9'9" (2.97m) x 6'7" (2.01m) Fully tiled from floor to ceiling with bath and electric shower over, wc, whb.



Bedroom Two

12'9" (3.89m) x 8'7" (2.62m) Double bedroom with tiled flooring



Detached Garage

33'7" (10.9m) x 12'7" (3.8m) Roller door and side access door

Internal Floor Area

1,008 sq. ft. (93.72m)



FEATURES

- Incredible views of miles of surrounding countryside
- Superb location c. 8km from Roscommon Town
- Tidy towns award winning Village on the banks of the River Suck
- Original cottage built in 1920
- Mature trees and hedging with laid foot paths and patio area at rear
- Approx. 1,008 sq. ft. (93 sq. m.) internal floor area
- Both oil fired central heating and solid fuel stove, mains water & septic tank on site
- Detached garage c. 33' 7" x 12' 7" with roller door & side access
- Access to fibre broadband to front road
- Ample room for expansion (subject to Planning Permission)



kWh/m²/yr
556.94