

For Sale

“Lake View House”, Knockskehan
Lecarrow, Co. Roscommon F42 AX22
4 Bedrooms| Detached
1604 sqft (149 sqm)

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Offers in Excess of €270,000

Very attractive four bedroom dormer residence in excellent condition standing on c. 0.61 acres with unrivalled views overlooking Lough Ree on the River Shannon. The residence boasts spacious living accommodation throughout with large detached garage to rear.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen, dining room, living room/bedroom, utility, First Floor: bedrooms 3 in all with one en-suite and bathroom.

Viewing is strictly by appointment with the auctioneer.

For further details or to arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated.



Porch to Front

Sitting Room

17'0" (5.18m) x 16'4" (4.98m) Cast iron fireplace with wooden surround, wooden floor, bay window to front, centre light

Living Room/Bedroom 1

14'0" (4.27m) x 12'0" (3.66m) Carpeted, cast iron fireplace with wooden surround



Dining Room

16'0" (4.88m) x 11'8" (3.56m) Sliding door to rear. wooden floor

Kitchen

16'7" (5.05m) x 11'8" (3.56m) Fully fitted kitchen including built in Stanley oil stove (assists heating), cooker, hob, extractor fan, tiled floor, inset tiling, centre island with breakfast counter



Utility

9'5" (2.87m) x 6'1" (1.85m) fitted units, door to rear, WC off 4'10" x 4'6", toilet, wash hand basin, hotpress (airing cupboard) off 4'10" x 4'3"

Landing

11'2" (3.4m) x 8'0" (2.44m) Wooden floor



Bedroom 2

10'8" (3.25m) x 9'10" (3m) Wooden floor, bay window to front, storage area off

Bedroom 3

17'8" (5.38m) x 14'0" (4.27m) Fitted wardrobe, bay window to front, wooden floor, incorporating en-suite, toilet, wash hand basin, shower, tiled floor, part wall tiling



Bedroom 4

14'4" (4.37m) x 13'3" (4.04m) Wooden floor, fitted wardrobe

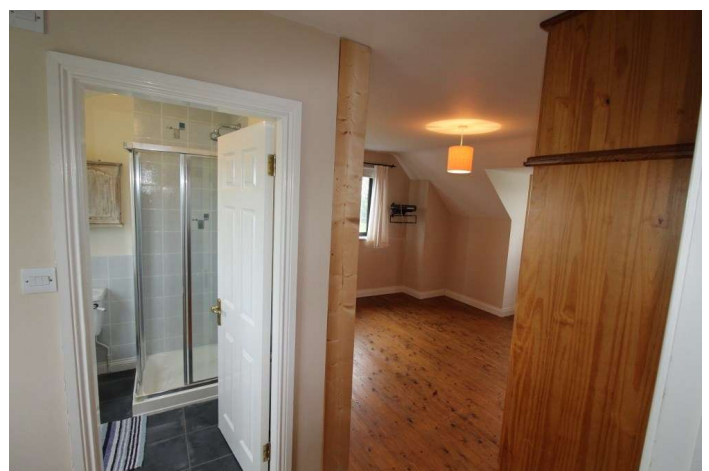
Bathroom

9'6" (2.9m) x 9'1" (2.77m)

Toilet, wash hand basin, bath, shower separate, tiled floor, part wall tiling

- Garage 28`5" x 16`. Roller door to front, door to side, attic area partly floored c. 16' x 16'
- Cast iron gates at entrance
- Oil fired central heating
- Traditional stone wall to front
- Driveway kerbed & tarmacadamed, extends to rear
- Laid lawns, large garden to front and rear
- Overall site area c. 0.61 Acres









MAP OF PROPERTY

