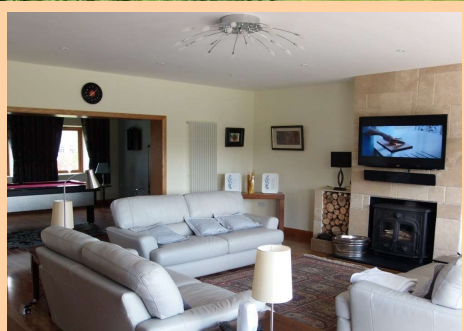
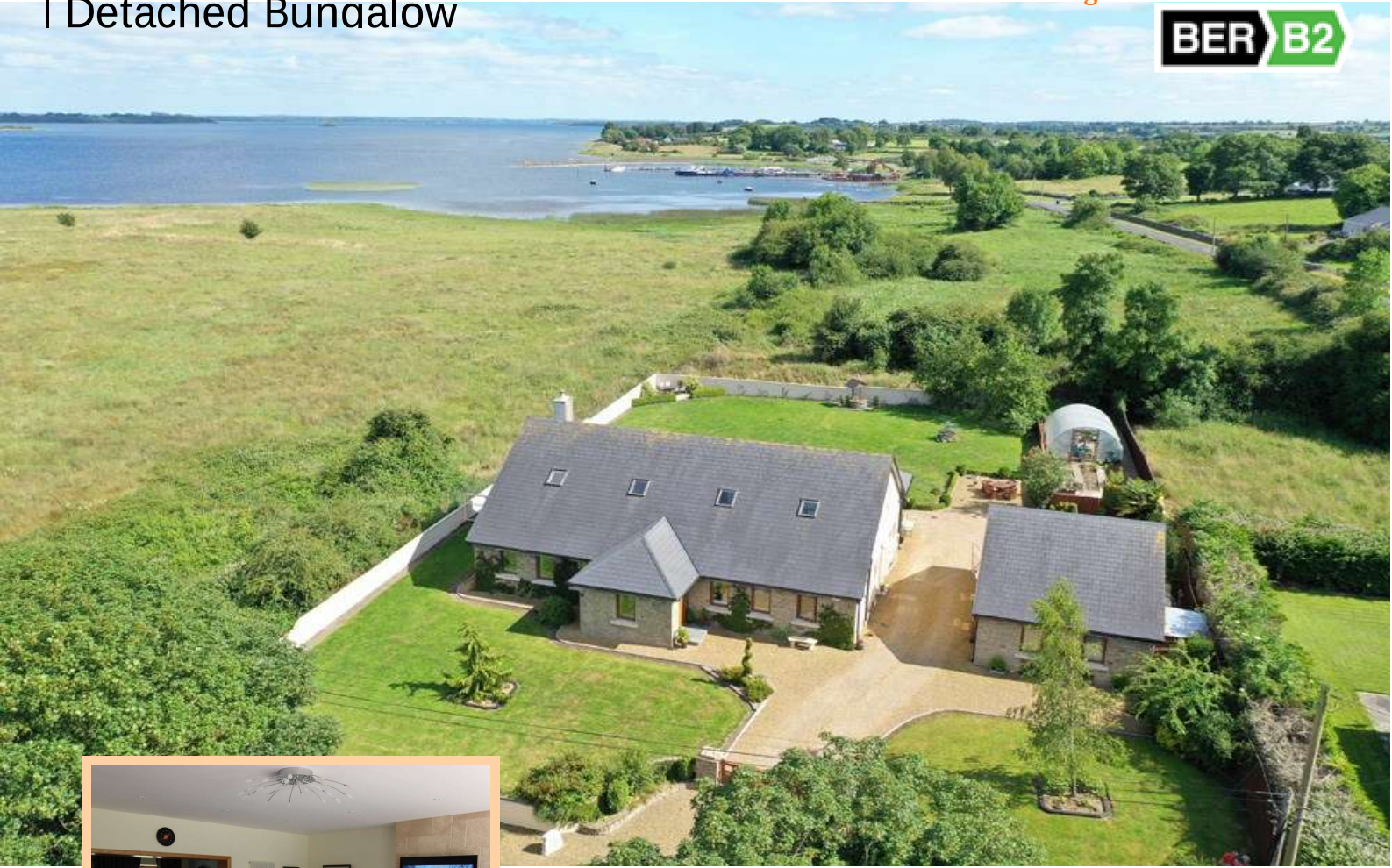


For Sale

Lake Lodge, Portrunny, Ballymurray
Co. Roscommon F42 P638
| Detached Bungalow



www.connaughtonauctioneers.ie



Price €475,000

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

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, bedroom1with 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.

Viewings at evenings, weekends and Bank Holidays also accommodated

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie



Reception Hallway

24'7" (7.49m) x 8'0" (2.44m) Solid Oak flooring, integrated lighting, extra wide entrance door with glass panel, two radiators

Sitting Room

20'7" (6.27m) x 20'10" (6.35m) 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

Kitchen/Dining Room

32'4" (9.86m) Max x 15'11" (4.85m) 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



Games Room

14'8" (4.47m) x 20'7" (6.27m) 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

Lake Room/Sun Room

14'7" (4.45m) x 12'8" (3.86m) Entrance archway to, porcelain tiling, integrated lighting, vertical wall radiator, sliding patio doors to rear patio area

Gym

15'10" (4.83m) x 9'2" (2.79m) Sauna room, tiled flooring, two windows overlooking front, integrated lighting, electric shower with enclosure

Hallway

33'0" (10.06m) x 3'4" (1.02m) Solid Oak flooring, integrated lighting, door with glass panel to side of property

Bedroom 1

12'3" (3.73m) x 15'1" (4.6m) 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

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4'2" (1.27m) x 4'8" (1.42m) Toilet, wash hand basin, high standard of tiling, heated towel rail

Landing Area Incorporating Library

9'9" (2.97m) x 15'9" (4.8m) Porcelain tiles, fully shelved, integrated lighting

Hallway to bedrooms

21'10" (6.65m) x 16'11" (5.16m)

Bedroom 2

10'2" (3.1m) x 16'11" (5.16m)

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

Bedroom 3

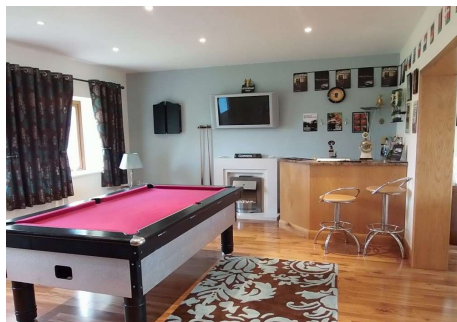
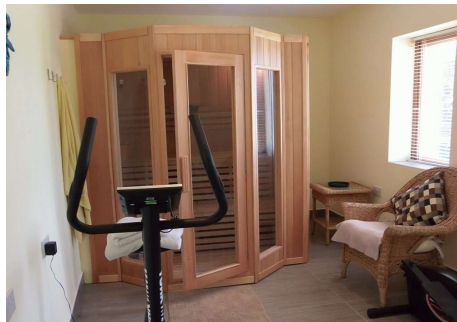
13'10" (4.22m) x 10'3" (3.12m)

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

Bedroom 4

15'10" (4.83m) x 9'4" (2.84m)

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



- Garage 14'9" x 16'8", shelving, roller doors – WC adjacent 4'11" x 4', toilet, wash hand basin, in
- 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, Night Saver Electricity
- Wellness spa with Jacuzzi bath, Library on first floor landing





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