

For Sale

Kilmore Cottage, Carrowphadeen, Lecarrow
Co. Roscommon. F42 CH99
3 Bedrooms| Cottage



Price Region: €115,000

Charming three bedroom cottage with outbuildings standing on a large corner site, c. 0.54 Acres and located in much sought after area, Kilmore Bay on the River Shannon. Situated on a country road with views of the water, this property is located c. 3 miles from Lecarrow Village and convenient to the towns of Athlone and Roscommon.

Accommodation includes living/dining room, kitchen, bedrooms three in all and bathroom.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated.**



Living/Dining Room

13'0" (3.96m) x 12'6" (3.81m) Upvc door to, solid fuel stove (assists heating)

Kitchen

20'0" (6.1m) x 7'0" (2.13m) Fitted units including built in cooker, extractor fan, fridge freezer, washing machine, tiled floor, inset tiling, door to side

Bedroom One

12'9" (3.89m) x 9'6" (2.9m) Wooden floor

Bedroom Two

12'6" (3.81m) x 11'7" (3.53m) Wooden floor, cast iron fireplace with wooden surround

Bedroom Three

10'2" (3.1m) x 8'2" (2.49m) Wooden floor

Bathroom

8'10" (2.69m) x 5'9" (1.75m) Toilet, wash hand basin, shower, fully tiled



- Shed (adjoining cottage) 11'3" x 9', cast iron gate to, former dairy parlour, newly roofed
- Detached traditional stone shed 29'5" x 12'2", set out in two, two no. doors to, newly roofed
- Driveway stoned to front
- Mature hedging on all boundaries
- Laid lawns, large garden to sides and rear
- Located on a corner site c. 0.54 acres
- Solid fuel central heating







