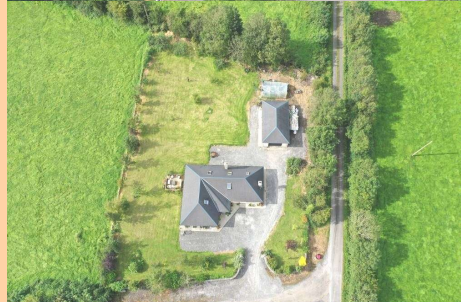
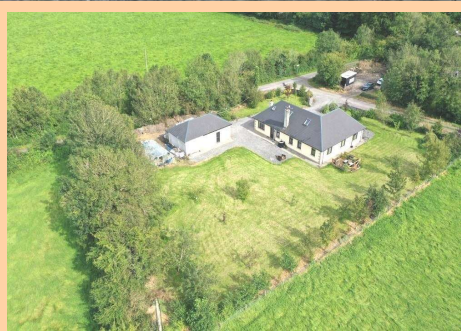


For Sale

Residence on c. 5 Acres at
Coolroghan, Creggs, Co. Roscommon F42 V448
4 Bedrooms| Detached



www.connaughtonauctioneers.ie



Offers in Excess of €235,000

Very attractive four bedroom residence in excellent condition with detached garage to rear standing on a c. 0.6 Acre corner site, outbuilding on c. 0.4 Acres adjoining corner site and c. 4 Acres of boglands closeby in the townland of Carrowkeel.

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

Viewing comes highly recommended.

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



Porch to front

6'0" (1.83m) x 5'10" (1.78m) Upvc doorway to, wooden floor

Reception Hallway

16'0" (4.88m) x 9'0" (2.74m) Stairs to first floor, wooden floor, storage room off

Living Room

21'3" (6.48m) x 15'5" (4.7m) Solid fuel stove with feature cast iron outset, centre lights



Kitchen/Dining Room

21'5" (6.53m) x 11'5" (3.48m) Fully fitted kitchen including built in cooker, hob, fridge freezer, dishwasher, Rayburn solid fuel stove (assists heating) with feature outset, tiled floor, inset tiling, room off (potential for use as larder) 8'2" x 4'

Utility

8'3" (2.51m) x 5'10" (1.78m) Fitted units, tiled floor, door to rear

Dining Room/ Bedroom One

14'0" (4.27m) x 12'11" (3.94m) Wooden floor



Bedroom Two

11'9" (3.58m) x 11'6" (3.51m) Wooden floor

Bedroom Three

13'0" (3.96m) x 9'0" (2.74m) Wooden floor, Sliderobes



Bedroom Four/Office

9'8" (2.95m) x 7'0" (2.13m) Wooden floor

Bathroom

8'0" (2.44m) x 7'3" (2.21m) Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling



Landing

10'4" (3.15m) x 6'2" (1.88m) Wooden floor, storage room off (shelved)

- Garage 31`4" x 16`7", roller door to front, door to side
- Outbuilding 25`3" x 11`, located on c. 0.4 Acres on adjoining corner site
- Laid lawns, overall area c. 0.6 Acres
- Driveway stoned, extends to rear
- Mature hedging trees on boundaries
- Traditional stone facing to wall at front boundary
- Range of flower & shrubbery beds
- Polytunnel to rear
- Raised timber decking area to side
- c. 4 Acres of Boglands close by



