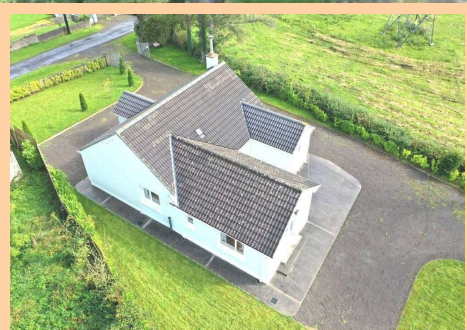


For Sale

"Wonky Cottage", Moher, Ballyleague
Lanesboro, Co. Roscommon N39 DF20
3 Bedrooms| Bungalow

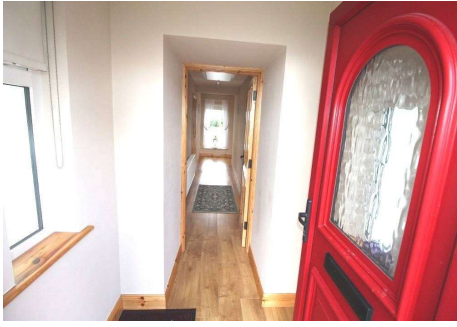


Price Region: €160,000

Attractive three bedroom bungalow residence in showhouse condition standing on c. 0.5 Acres with Garage/Workshop (c.1,288 sq. ft) to rear. Located close to Ballyleague/Lanesboro on the River Shannon and just off the Roscommon Road on quiet cul de sac road, the auctioneer invites enquiries and offers for immediate sale.

Accommodation includes porch, reception hallway, living/dining room, kitchen, rear hallway, bedrooms three in all with one ensuite and bathroom.

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



Porch

7'8" (2.34m) x 4'10" (1.47m) Wooden flooring, UPVC front door

Reception Hallway

20'8" (6.3m) x 4'10" (1.47m) Wooden flooring, access to attic with folding attic stairs, recessed ceiling lighting



Living/Dining Room

22'2" (6.76m) x 10'4" (3.15m) Tiled flooring, large solid fuel 'Boru' stove which assists heating



Kitchen

9'8" (2.95m) x 7'4" (2.24m) Tiled flooring, fully fitted kitchen units with built in electric cooker, gas hob, extractor fan, fridge freezer, washing machine, door to side



Rear Hallway

9'5" (2.87m) x 3'7" (1.09m) Wooden flooring

Bedroom One

9'8" (2.95m) x 13'8" (4.17m) Wooden flooring



Bedroom Two

13'7" (4.14m) x 16'6" (5.03m) Wooden flooring, Double French doors to rear gardens, en-suite off, toilet, wash hand basin, shower, fully tiled

Bedroom Three

8'9" (2.67m) x 10'7" (3.23m) Wooden flooring, fully fitted wardrobes

- Large Garage/Workshop to rear (c.1,288 sq.ft) with concrete base and full electric's
- Laid lawns to front and rear
- Standing on c. 0.5 acres
- Hedging to sides and rear
- Cast iron gates at entrance, block wall to front
- Driveway kerbed and stoned,



