

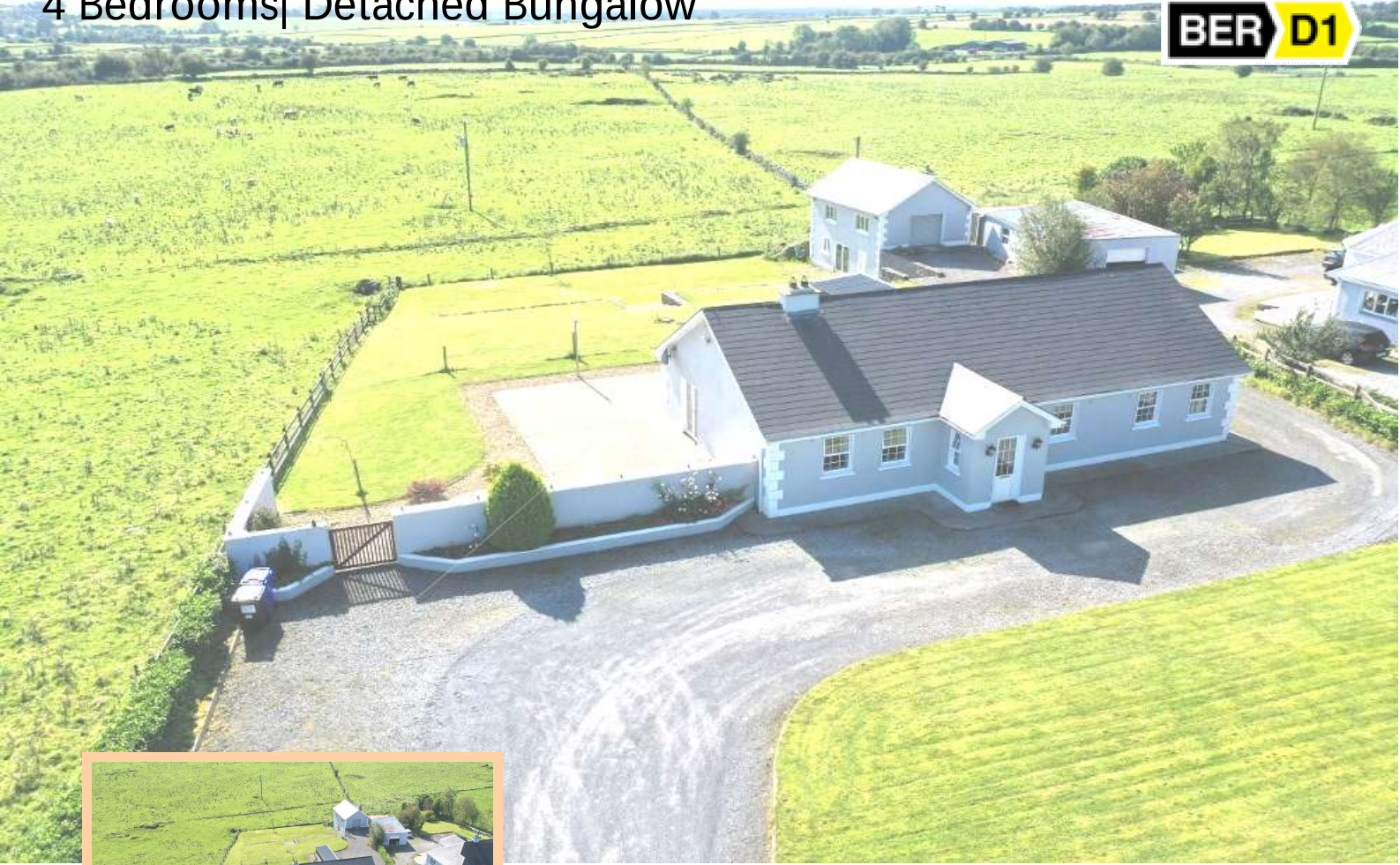
For Sale

Carrownalassan, Four Mile House
Co. Roscommon. F42 E952
4 Bedrooms| Detached Bungalow



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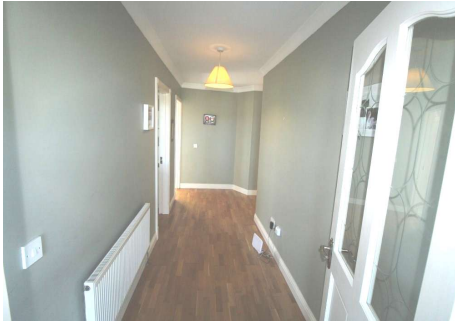
BER D1



Price Region: Offers Excess €195,000

Prime property to come to market comprising four bedroom bungalow in excellent condition and garage/granny flat to rear altogether standing on a mature site c. 0.62 Acres, located 7 Miles from Roscommon Town just off the Boyle Road with unrivalled views of adjoining countryside. The main residence comprises porch, reception hallway, sitting room, kitchen/dining room, utility, bedrooms four in all with one en-suite and bathroom. The garage/granny flat comprises a two storey building with garage to front and granny flat over two floors complete to builders finish. Viewing comes highly recommended.

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



Porch

6'0" (1.83m) x 4'2" (1.27m) Door to, tiled floor

Reception Hallway

17'0" (5.18m) x 5'4" (1.63m) Wooden floor, hotpress (airing cupboard) off, Stira stairs to attic

Sitting Room

17'0" (5.18m) x 12'9" (3.89m) Cast iron fireplace, marble surround, wooden floor, coving, fitted units



Kitchen/Dining Room

17'0" (5.18m) x 12'9" (3.89m) Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, wooden floor, inset tiling, double doors to side, coving, spotlights

Utility

9'3" (2.82m) x 4'9" (1.45m) Fitted units, tiled floor, door to rear

Bedroom One

10'6" (3.2m) x 9'0" (2.74m) Wooden floor

Bedroom Two

11'3" (3.43m) x 11'1" (3.38m) Wooden floor, built in wardrobe

Bedroom Three

11'5" (3.48m) x 10'9" (3.28m) Carpeted, coving



Bedroom Four

13'6" (4.11m) x 11'2" (3.4m) Wooden floor, built in wardrobe, coving, en-suite off 7'2" x 3'3", toilet, wash hand basin, shower, tiled floor, part wall tiling

Bathroom

9'0" (2.74m) x 6'6" (1.98m) Toilet, wash hand basin, bath, tiled floor, part wall tiling, storage units

Garage/Granny Flat

Garage 18'10" x 11'9", Roller Door to

Granny Flat/Office 10'8" x 8'2" - Door to

Granny Flat - Ground Floor - 19'5" x 18'3", double doors to, open plan, stairs to first floor, open fireplace, bathroom off 8'2" x 7'2", plumbed

Granny Flat - First Floor - 18'2" x 15'9", hot water cylinder, open plan, feature wooden ceiling with spotlights



- Oil fired central heating, condenser oil boiler
- Laid lawns, large garden to rear
- Driveway kerbed & stoned, extends to rear
- Traditional stone wall to front
- Post & rail fencing to sides
- Mature Laurel hedging on boundaries
- Cobblelocking off kitchen
- Spotlights to front garden
- Wall lights to entrance
- Fuel Shed 22`4" x 8`2"

