



Spacious five bedroom detached residence located in the village of Ballyforan, Co. Roscommon. Centrally located to the towns of Ballygar, Roscommon, Ballinasloe and Athlone. Fantastic family home with private gardens to front and rear. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen, dining room, utility, bedroom, W.C., First Floor: bedrooms four in all with one en-suite and bathroom.

Viewing by appointment only contact the office on 090 6663700 to arrange.
Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Room	Area (Approx)	Room Details
Ground Floor		
<i>Reception Hallway</i>	<i>15'3" x 6'6"</i>	<i>Glass panel door, tiled flooring, radiator, stairs to first floor with W.C. under 6'7" x 4' toilet, wash hand basin, fan, tiled flooring, under stair cupboard</i>
<i>Sitting Room</i>	<i>14'4" x 13'4"</i>	<i>Wooden flooring, large window overlooking front gardens, open fireplace with marble heart and surround</i>
<i>Kitchen</i>	<i>20'6" x 10'4"</i>	<i>Tiled flooring, fully fitted kitchen including integrated eye level oven and microwave, electric hob, extractor fan, dishwasher, double stainless steel sink, large kitchen island with 2nd sink and cupboards, double door into dining room</i>
<i>Dining Room</i>	<i>14'7" x 9'5"</i>	<i>Tiled flooring, double sliding patio door to rear garden, radiator, double glass panel doors into sitting room</i>
<i>Utility</i>	<i>7'7" x 3'10"</i>	<i>Tiled flooring, plumbed for washing/dryer, door off to side of residence</i>
<i>Bedroom 1/ Office</i>	<i>10'9" x 9'5"</i>	<i>Wooden flooring, overlooking front garden</i>
First Floor		
<i>Landing</i>	<i>17' x 6'9"</i>	<i>Carpeted flooring, access to attic (floored)</i>
<i>Bedroom 2</i>	<i>11'5" x 10'6"</i>	
<i>Bedroom 3</i>	<i>11'3" x 11'11"</i>	
<i>Bedroom 4</i>	<i>14' x 10'2"</i>	
<i>Bedroom 5</i>	<i>13'5" x 13'4"</i>	<i>En-suite off 7'8" x 3'11", toilet, wash hand basin, shower with enclosure, fully tiled, tiled flooring</i>
<i>Bathroom</i>	<i>7'6" x 7'8"</i>	<i>Fully tiled floor to ceiling, toilet, wash hand basin, bath, mirror over sink</i>

OTHER FEATURES

- *Large five bedroom residence*
- *Central location, convenient to Roscommon, Ballinasloe and Athlone*
- *Mains services (sewerage, electricity and water)*
- *Oil fired central heating*
- *Within walking distance of church, shop and Public House*

RECEPTION HALLWAY



RECEPTION HALLWAY



SITTING ROOM



SITTING ROOM



KITCHEN



DINING ROOM



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BATHROOM



LANDING



BEDROOM



BEDROOM



BEDROOM



BEDROOM



FRONT GARDEN



REAR VIEW OF HOUSE

