

FOR SALE
29 Castle Manor
Racecourse Road
Roscommon Town
F42 Y991

PRICE REGION: OFFERS EXCESS €205,000

Property Reference: K1008

BER C3



Exceptional five bedroom residence located in the popular estate of Castle Manor, Roscommon Town. In excellent condition throughout, this premium family home is priced to sell and ready to move into. Accommodation includes Ground Floor: reception hallway, sitting room, dining room, kitchen, utility, bedroom with en-suite, First Floor: bedrooms 4 in all with one en-suite and bathroom.

Viewing comes highly recommended.

To arrange a viewing contact the office on 090-6663700

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.

Office Address: Main Street, Athleague, Co. Roscommon F42 TW70
Office Tel: 090-6663700 E-mail: info@connaughtonauctioneers.ie

| <i>Room</i> | <i>Area (Approx)</i> | <i>Room Details</i> |
|---------------------------------|---------------------------------|--|
| <i>Ground Floor</i> | | |
| <i>Reception Hallway</i> | <i>16'4" x 6'8"</i> | <i>Tiled flooring, stairs to first floor</i> |
| <i>Sitting Room</i> | <i>17'3" x 12'4"</i> | <i>Carpeted, open fireplace with marble surround, bay window</i> |
| <i>Dining Room</i> | <i>13'5" x 11'1"</i> | <i>Carpeted, double door to patio area</i> |
| <i>Kitchen</i> | <i>24' x 8'2"</i> | <i>Fully fitted kitchen, tiled flooring, splashback</i> |
| <i>Utility</i> | <i>9'5" x 8'3"</i> | <i>Worktop, shelving, tiled flooring, door off to rear</i> |
| <i>Bedroom 1</i> | <i>15'9" x 9'5"</i> | <i>Carpeted, built in wardrobes, en-suite off 9'6" x 6', toilet, wash hand basin, tiled flooring, corner shower</i> |
| <i>First Floor</i> | | |
| <i>Landing</i> | | <i>Carpeted, hotpress (airing cupboard off)</i> |
| <i>Bedroom 2</i> | <i>9'2" x 8'</i> | <i>Wooden flooring, fitted wardrobes</i> |
| <i>Bedroom 3</i> | <i>11'5" x 11'3"</i> | <i>Wooden flooring, fully fitted wardrobes, en-suite off 8'5" x 6'4", toilet, wash hand basin, electric shower, tiled floor</i> |
| <i>Bedroom 4</i> | <i>12'5" x 10'4"</i> | <i>Wooden flooring</i> |
| <i>Bedroom 5</i> | <i>8'8" x 8'8"</i> | <i>Wooden flooring</i> |
| <i>Bathroom</i> | <i>6'9" x 5'3"</i> | <i>Fully tiled floor to ceiling, toilet, wash hand basin, bath</i> |

OTHER FEATURES

- ***Different layout internally to standard Castle Manor layout***
- ***Tarmacadamed driveway to front***
- ***Large garden to rear***
- ***Decorated to a high standard***
- ***Block wall to all boundaries***
- ***Uninterrupted views from rear of property of surrounding countryside***
- ***Within walking distance of Roscommon Town and all amenities***
- ***Viewing highly recommended***

RECEPTION HALLWAY



SITTING ROOM



SITTING ROOM



DINING ROOM



KITCHEN



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



EN-SUITE



REAR OF PROPERTY



REAR GARDEN



VIEWS OF SURROUNDING COUNTRYSIDE

