

Auctioneers, Valuers & SurveyorsMain Street
Portarlinton
Co Laois**Tel:** 057 8623349**Email:** info@mattdunne.ie**FOR SALE BY PRIVATE TREATY****"River View",
Derrycloney, Mountmellick, Co Laois**

**Architect designed 3,500 sq ft dormer bungalow standing on mature 1 acre site over looking the River Oweness. Ideally located within walking distance of Mountmellick town. Portlaoise 6 miles, Dublin 53 miles, M7 motorway 4 miles.
Must be Seen!**

Accommodation Includes:

- large entrance hall
- kitchen cum breakfast room
- dining room
- sunroom
- livingroom
- office
- 6 bedrooms - 3 en-suites & bathroom.

OFFERS EXCESS €450,000



Kitchen/Breakfast Room

- 22' 2" x 12' 1"
- Feature fitted kitchen with breakfast bar
- serving hatch to dining room
- tiled floor and splash back
- integrated cooker and hob
- Ornate ceiling beams



Dining Room

- 16'5" 11'11"
- Solid timber floors
- ornate coving and cornice



Living Room

- 19'10" x 13'1"
- Feature fireplace
- Bay window
- Solid timber floors
- Ornate coving & cornice



Sun Room

- 11'11" x 10'8"
- vaulted ceiling with beams
- solid timber floors



Master Bedroom

- 28'9" x 17'5"
- Large walk in wardrobe
- Solid timber floors

Office

- 11'10" x 11'4"
- Solid timber floor

Bedroom 1

- 12'5" x 9'10"
- Solid timber floor
- Built in wardrobes

Bedroom 3

- 14'5" x 11'11"
- Solid timber floor
- En suite

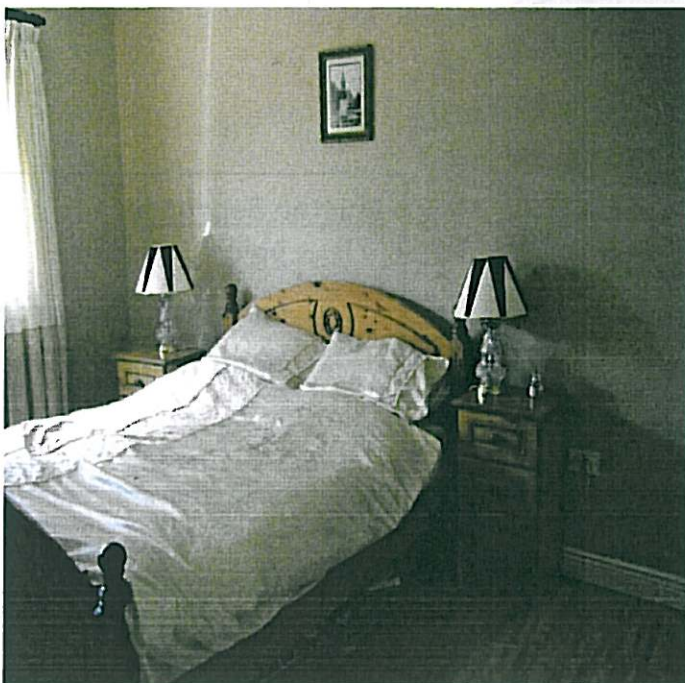
Bedroom 6

- 21'6" x 15'7"
- Solid timber floor



Bedroom 4

- 15'5" x 13'1"
- Solid timber floor



Bedroom 2

- 14'5" x 11'6"
- Solid timber floor
- En suite



View of Front Garden



Decking Overlooking River Owenass



View of Rear Garden

Features:

- Mature manicured gardens
- Tarmac driveway
- Electric Gates
- Detached shed with electricity
- Ideal laundry room c. 210 sq ft
- Tasteful décor throughout
- Monitored alarm system
- Walking distance Mountmellick town

Services:

- Mains water,
- Septic tank,
- Mains electricity
- Telephone connection
- Oil fired central heating

***VIEWING STRICTLY BY APPOINTMENT ONLY
WITH SOLE SELLING AGENTS
MATT DUNNE & ASSOC. M. I.A.V.I.
(057) 8623349 / 8623370***

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