

James Kilcoyne

Auctioneers & Valuers

Main Street, Ballaghaderreen, Co. Roscommon.

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Online Auction Sale: 17th September, 2020: **Prime Bungalow at Edmonstown,** **Ballaghaderreen, Co. Roscommon:**



Eircode: F45 YD80

Four Bedroom Bungalow Residence presented for sale in excellent condition throughout and located within a short drive of Ballaghaderreen town which offers a variety of shops, restaurants, pubs, bank, post office, schools, sporting facilities, etc. The said property benefits from spacious living accommodation throughout and stands on a large mature Co.75 acre site. This residence comprises tiled entrance hall, main hall with wood flooring, sitting room with fitted units & wood flooring, living room with solid wooden floor & fitted units, modern fully fitted kitchen/dining room which includes Stanley range, 4 bedrooms – all with fitted wardrobes, fully tiled bathroom. Many features include dual purpose central heating – oil & solid fuel & triple glazed Pvc double glazed windows. Standing in the rear garden area is a detached double garage with fuel shed attached.



BER No. 112385521

Offered at bids over €110,000.00

To register for the Auction, log on to www.connachtpropertyauction.ie

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PRIME BUNGALOW AT EDMONSTOWN, BALLAGHADERREEN



Entrance Hall



Main Hall



Sitting Room



Living Room



Kitchen/Diner

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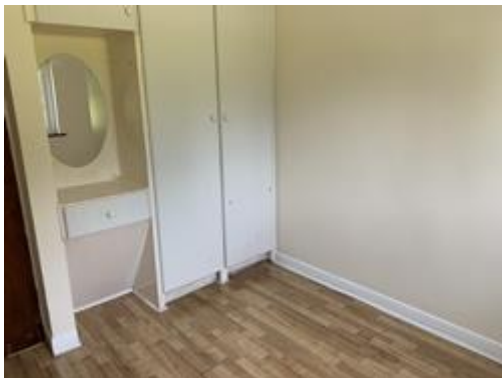
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PRIME BUNGALOW AT EDMONSTOWN, BALLAGHADERREEN



Bedrooms



Bedrooms



Bathroom

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Front Garden



Rear Garden



Fuel Shed side elevation



Double Garage & Fuel shed attached

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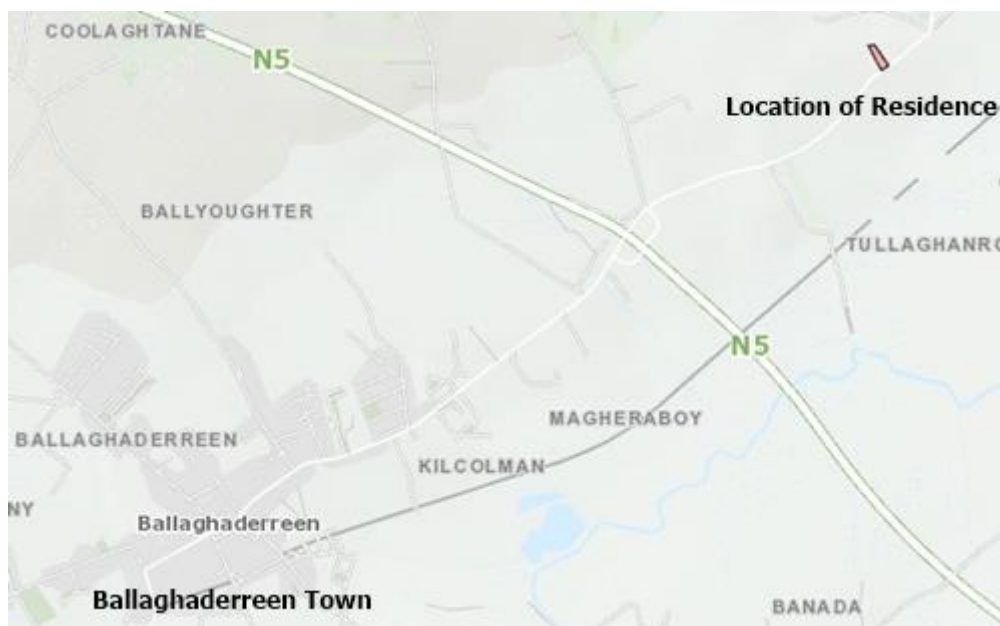
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Map of Property



Location of house to Ballaghaderreen Town - C3 Km

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Description	Dimensions
Entrance Hall - Tiled	C15ft 3" x 6ft
Main Hallway – wood flooring	C25ft x 3ft 3"
Sitting Room with fitted units & wood flooring	C17ft 9" x max 12ft
Living room with fitted units & wood flooring	C12ft x 13ft 1"
Modern Fully Fitted Kitchen/Dining Room Tiled floor & Stanley range	C15ft 3" x 19ft
Main Bedroom Includes shower, Fitted Wardrobes	max C16ft 6" x 12ft 9"
Bedroom Fitted Wardrobes	C9ft 9" x 9ft
Bedroom Fitted Wardrobes	C9ft 9" x max 9ft 6"
Bedroom Fitted Wardrobes	C9ft 9" x max 9ft 6"
Bathroom - Tiled	C9ft 9" x 6ft 9"

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. The buyer will be granted 28 days from the date of exchange to complete the purchase. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

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