

# For Sale

Aghmagree, Kiltreevan, Co. Roscommon  
F42 TW18



## Price Region: Offers in Excess of €350,000

Attractive four bedroom energy efficient bungalow residence in excellent condition throughout, boasting spacious living accommodation (c. 1,746 sq.ft) and double garage to rear (c. 540 sq.ft). The residence stands on c. 0.54 acres with unrivalled views of the surrounding countryside and located c. 2.5 miles from Roscommon Town in a much sought after area and only a short walk to the village of Kiltreevan.

Accommodation includes entrance hall, sitting room, living room, kitchen, sun room, utility, W.C. storage room, bathroom and four bedrooms with one en-suite.

Viewing comes highly recommended & is by appointment only.

**For further details, contact selling agents DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

1.56m (5'1") x 2.64m (8'8")

**Sitting Room**

4.15m (13'7") x 3.42m (11'3")

**Living Room**

4.48m (14'8") x 4.45m (14'7")

**Kitchen**

3.98m (13'1") x 4.72m (15'6")

**Sunroom**

2.83m (9'3") x 3.03m (9'11")

**Utility Room**

2.01m (6'7") x 3.53m (11'7")

**W.C.**

0.87m (2'10") x 1.77m (5'10")

**Main Bathroom**

2.49m (8'2") x 3.52m (11'7")

**Bedroom 1**

3.81m (12'6") x 3.76m (12'4") En-Suite (8'10" x 4'1")

**Bedroom 2**

3.98m (13'1") x 4.02m (13'2")

**Bedroom 3**

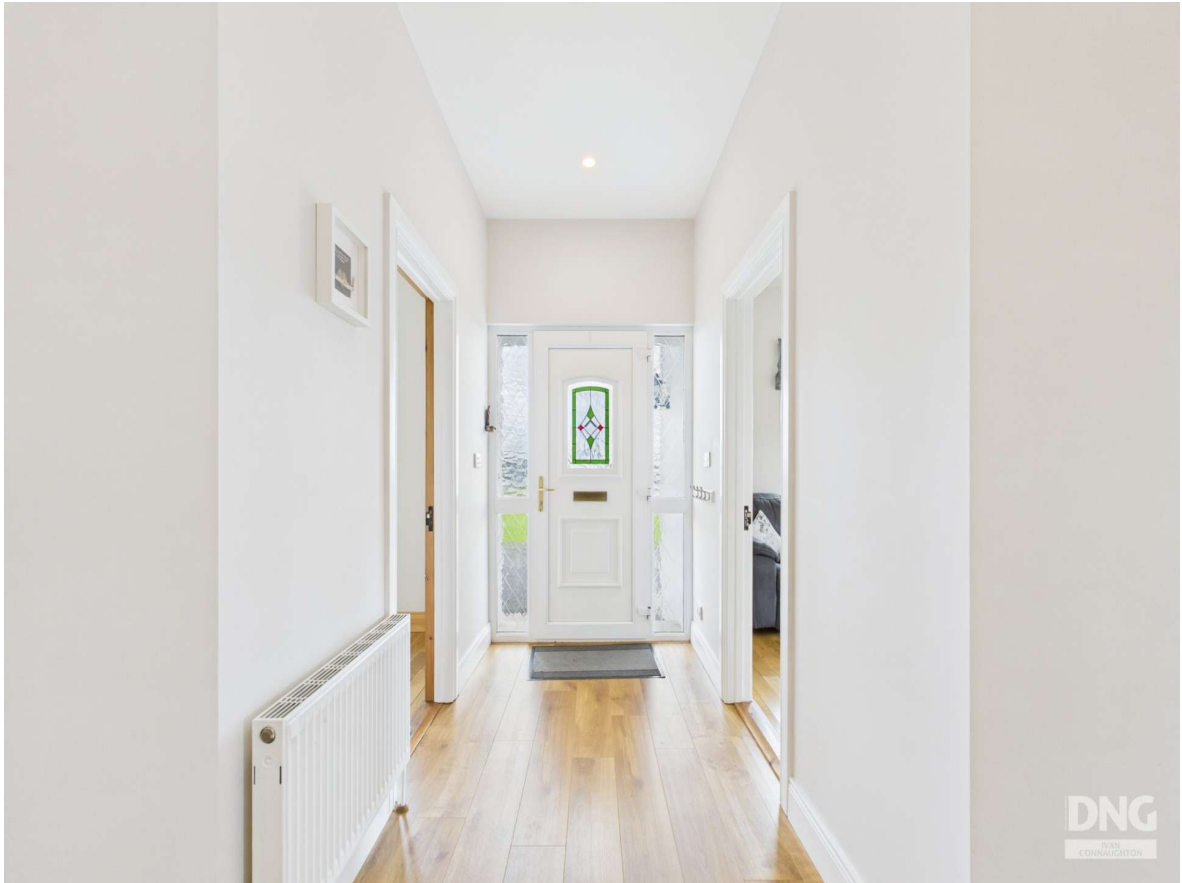
3.36m (11'0") x 3.54m (11'7")

**Bedroom 4**

2.82m (9'3") x 3.4m (11'2")

**OTHER FEATURES**

- Driveway kerbed & stoned, extends to rear
- Block wall to front, cast iron entrance gates
- Double garage to rear
- Laid lawns, site area c. 0.54 Acres
- B3 BER, walls pumped, attic insulated
- Positive input ventilation (PIV)
- Mechanical extract ventilation (MEV)
- Water softener
- Attic partially floored with stira stairs for access
- Viewing highly recommended, by appointment only



























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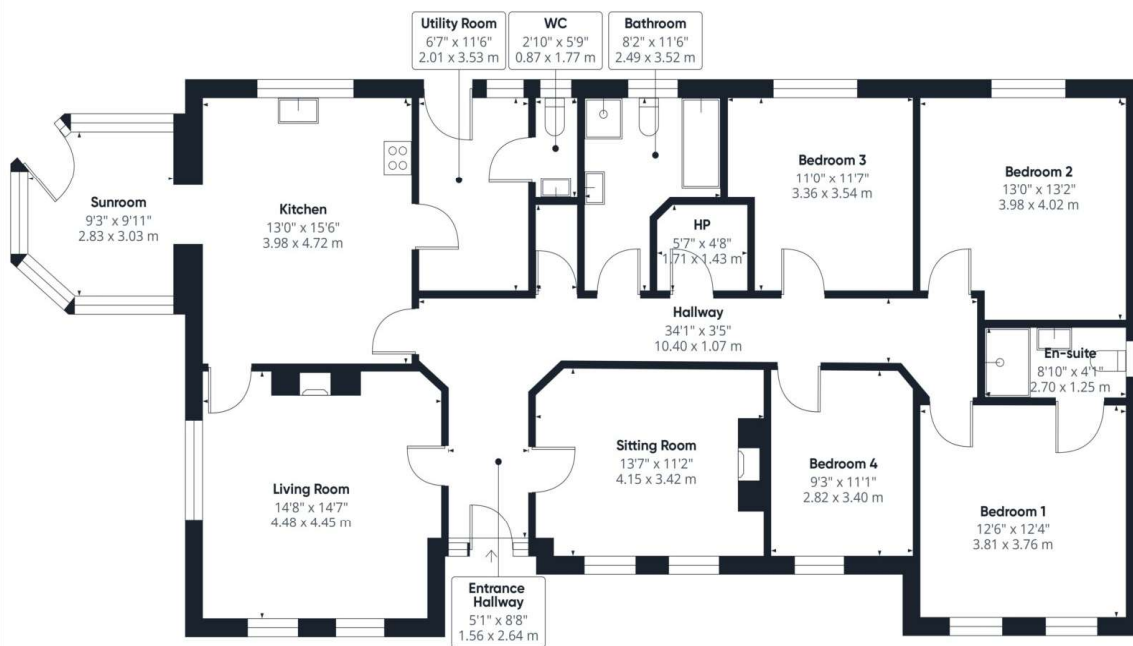
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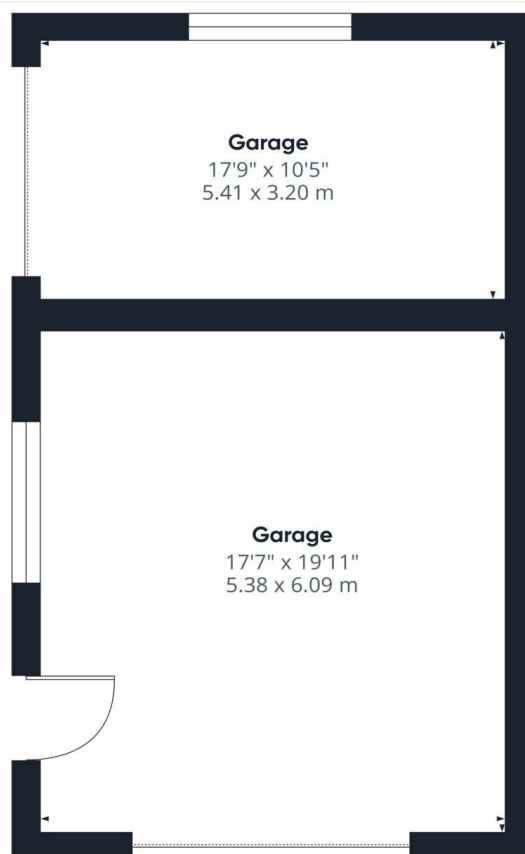
**Approximate total area<sup>(1)</sup>**  
1746 ft<sup>2</sup>  
162.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



**Approximate total area<sup>(1)</sup>**  
540 ft<sup>2</sup>  
50.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 2