

Killinordan, Scramogue, Co Roscommon



Price Guide: POA



- 3-bedroom bungalow in an idyllic countryside setting
- Standing on c. 2.41 acres, with the option to purchase additional acres

- Includes a number of outbuildings suitable for a range of uses
- C. 6km from Strokestown, offering a full range of amenities

Viewing by appointment: 071 96 34737 / 087 6025597

Ref: 1049

Sale type: Private Treaty**Description**

A 3-bedroom country retreat on c. 2.41 acres, with an option to purchase additional acres if required. In an idyllic setting, presented in immaculate condition both internally and externally, with a diverse collection of outbuildings and storage sheds suitable for a range of uses. The property is located in a quiet cul-de-sac road, c. 6 km from Strokestown and 2 km from the new main N5 bypass Dublin to Westport route. Strokestown which caters for all your needs, including the renowned Strokestown Park House and Famine Museum and walled gardens, primary and secondary schools, health center, doctor's surgery, Percy French Hotel, SuperValu and Spar supermarkets, and a range of pubs to choose from. Strokestown also has a 9-hole golf course. The residence comprises entrance hallway, 3 bedrooms, kitchen/dining, sitting room, pantry, toilet and shower room, and utility. The house is currently serviced by its own private water supply, with mains water also available for connection. The grounds are well maintained with a mix of shrubbery.

Early viewing is advised.

Eircode: F42 EA36

BER: E1

Folio No: RN29837

Room Dimensions and Details:

Entrance Hallway:	- Tiled flooring
Kitchen/Dining: 14'03" x 13'02"	- Tiled flooring, Stanley range
Sitting Room: 13'08" x 12'03"	- Timber flooring, open fireplace
Bedroom 1: 13' x 11'	- Timber flooring
Bedroom 2: 13'09" x 12'06"	- Carpeted
Bedroom 3: 12'07" x 11'08"	- Carpeted
Pantry: 13'03" x 4'	- Tiled flooring
Utility: 10' x 7'01"	- Tiled flooring
Toilet & Shower: 7'01" x 6'	- Tiled flooring
Bathroom: 9'016" x 4'09"	- Tiled flooring

Services:

- | | |
|--|---|
| ▪ Dual-purpose central heating system | ▪ Sewage by septic tank |
| ▪ Stanley range & OFCH with hung radiators | ▪ Private water supply with filtration system installed |
| ▪ ESB | ▪ Substantial outbuildings |

Note

The above particulars imply no obligation to conduct all negotiations through Kieran Leavy Property Sales. The contents do not constitute an offer or form the basis of any contract. All descriptions, dimensions, references to condition, etc., are given in good faith and are believed to be correct. An intending purchaser should not rely on them and is strongly advised to view the property for themselves. All measurements are approximate, and photographs provided are for guidance purposes only. These particulars are not to be considered a formal offer; they do not form any part of a resulting contract.