

For Sale

Creemully, Castlecoote,
Co. Roscommon. F42 KF63

DOUGLAS NEWMAN COOP
DNG

**IVAN
CONNAUGHTON**

BER E2



Guide Price: €195,000

DNG Ivan Connaughton are delighted to present to the market this charming three bedroom cottage, presented in excellent condition throughout, nestled down a quiet country lane in the peaceful townland of Creemully, Castlecoote, Co. Roscommon. This attractive home enjoys a wonderful sense of privacy and tranquillity, making it an ideal countryside retreat.

The accommodation is well laid out and extends to a welcoming sitting room with inset solid fuel stove, creating a warm and homely atmosphere. The kitchen/dining area is bright and functional, providing an ideal space for everyday living and dining. There is also a ground floor bedroom to the front with another bedroom and main family bathroom to the rear. Upstairs, there is a third bedroom together with a W.C., making excellent use of the upper floor space. Externally, the property stands on a well defined site with laid lawns and mature boundaries. There are also two further outbuildings offering valuable additional storage and further potential.

Set in a peaceful rural location while still being within easy reach of Castlecoote Village and Roscommon Town, this property offers the perfect balance of countryside living and convenient access to local amenities. This is an excellent opportunity for first time buyers, those looking to down size, or anyone seeking a charming home with flexible additional space.

For further details or to arrange a viewing, contact DNG Ivan Connaughton on 090-6663700.

PSRA Licence No. 004422

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Entrance Hall

0.93m (3'1") x 2.19m (7'2")

Kitchen/Dining Room

4.81m (15'9") x 4.93m (16'2")

Living Room

3.5m (11'6") x 4.93m (16'2")

Bathroom

2.4m (7'10") x 2.37m (7'9")

Bedroom 1

3.47m (11'5") x 2.3m (7'7")

Bedroom 2

3.43m (11'3") x 3.67m (12'0")

Bedroom 3

4.72m (15'6") x 3.46m (11'4")

En-Suite

1.94m (6'4") x 1.52m (5'0")

WC

1.01m (3'4") x 2.08m (6'10")

OTHER FEATURES

- Dual heating system - solid fuel & oil fired central heating
- Solar panel - heats water
- Security cameras
- Outbuildings to rear c. 383 sq.ft
- Laid lawns to front & rear
- Site area c. 0.33 Acres
- Stone wall to front with cast iron gates
- Mature hedging & trees to rear & side boundaries
- Much sought after location





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