

Nigel Dineen ***Auctioneer, Valuer & Estate Agents***

Licence no 002031

NEW TO MARKET

FOR SALE BY PRIVATE TREATY

Loughglynn Vilage, Loughlynn Co. Roscommon

REF:

Guide: €127,000



Substantial 4 bed Residential/Commercial property & large garage comes to the market in Loughglynn Village.

The prime property has 4 bedrooms and a separate commercial unit which is finished and ready to setup a business from.

The property is well finished to high standard and has a spacious rear garden which is accessed from the side of the property.

Within walking distance of all amenities of Loughglynn village, 10 mins drive to Castlerea town & Ballaghaderreen Town, 20 mins Knock Airport.

Viewing comes highly recommended by the sole agent and by appointment only.

Immediate enquiries and offers advised by sole selling agents

Features:

- Prime Residential/Commercial Property
- Private gardens to rear
- Large garage & workshop
- Within Loughglynn village
- Commercial unit accessed by main street.

Directions:

Loughlynn Village

Viewing:

Viewing strictly by appointment only. Please contact 086 2130723

Property Description:**Downstairs:**

Entrance Hall; Sitting room; kitchen; utility;

Upstairs:

Landing; Bedroom one, bedroom two, Bedroom three, Bedroom four & Main bathroom

Outside:

Mature gardens to rear which is all fenced in, tree lined and private.

Side entrance gate.

Hardcore driveway

Garage/workshop

Patio area

Entrance to Commercial unit.

Commercial Unit.

Double fronted pvc window and pvc front door.



The unit is all fitted out and ready to run a business from.

Tiled floor throughout.

Storage area with single drainer sink and fitted units.


Toilet, w/c & whb.

Ground floor accommodation:

Entrance hall	8.1 x 4.2 White Pvc front door Timber floor , pine stairs to landing	
Sitting room	17.3 x 10.11 Carpet, open fireplace with black cast surround, fitted curtains and blinds.	
Kitchen	17.5 x 11.7 Light oak fitted kitchen, solid fuel stove, tiled floor, tiled between units, fitted curtains and blinds. Solid oak doors.	
Utility	12.1 x 5.1 Fitted units and tiled floor, pvc door to garden and garage. plumbed for appliance	

Upstairs Accommodation:

1st floor landing	7.7 x 6.3 Carpet and fitted curtains	
Bedroom 1	11.10 x 9.2 Carpet, fitted wardrobe and fitted curtains and solid oak doors Play room 9.11 x 8.6 Carpet, fitted curtains and solid oak doors	 
Bedroom 2	11.3 x 10.3 Carpet and fitted curtains Solid oak doors	
Bedroom 3	9.8 x 8.5 Carpet, fitted wardrobe and fitted curtains. Solid oak doors	
Bedroom 4	8.6 x 6.7 Carpet, fitted wardrobe and fitted curtains, solid oak doors	

Main Bathroom:	7.8 x 6.9 White suite, electric shower over bath, tiled floor and fully tiled wall around bath, solid oak door.	

OUTSIDE:

Mature garden area, slabed patio, hardcore drive, picket fence to rear, mature trees and hedging.
Large garage/workshop
Very private & secure.



Garage Roller door:

14.10 x 12.11 Carpet, fitted for storage, non drip roof, double plugs.
Storage area: 14.10 x 4.11

Commercial unit:

20.11 x 19.2 Double fronted pvc windows and pvc front door, tiled floor, telephone, water.

Back storage area

20.2 x 8.11 carpet, single drainer sink and fitted unit.

Overhead View of Loughlynn Lake

