

For Sale

Caher, Castlerea,
Co. Roscommon. F45 CK15



BER C1



Price Region: Offers in Excess of €275,000

DNG Ivan Connaughton are delighted to present to the market this impressive six bedroom dormer residence located at Caher, Castlerea, Co. Roscommon (F45 CK15), set on an elevated site extending to c. 0.64 acres and enjoying panoramic views of the surrounding countryside.

This beautifully maintained property is presented in excellent condition throughout and offers bright, spacious and well proportioned accommodation ideal for family living. The elevated position not only enhances privacy but also allows for an abundance of natural light to flow through the home, while capturing stunning rural vistas from multiple aspects.

Viewing comes highly recommended and is by appointment only.

For further details and viewings, contact DNG Ivan Connaughton on 090-6663700

Accommodation comprises a welcoming entrance hallway, a spacious sitting room with solid fuel stove, and a large open-plan kitchen/dining/living area which serves as the heart of the home, complete with fitted units and ample space for both dining and relaxation. A separate sunroom to the side further enhances the living accommodation, providing an ideal space to unwind while enjoying the views. The property offers six generously sized bedrooms, providing flexibility for growing families, remote working or guest accommodation. The master bedroom benefits from an en-suite, while the additional two bathrooms are finished to a high standard.

Externally, the property is accessed via an elevated gravel driveway with parking to the front and rear. The grounds are well maintained, with mature lawns, defined boundaries, a private rear garden area and detached garage to the side, offering excellent storage or workshop potential. The property is further enhanced by a charming landscaped pond area to the front, creating a tranquil and attractive feature that adds to the overall setting.

The property is ideally located within easy reach of Castlerea town, providing all essential amenities including schools, shops, restaurants and transport links, while still enjoying the peace and tranquillity of countryside living.

This is a superb opportunity to acquire a substantial family home in a sought-after rural setting, combining space, privacy and convenience.

OTHER FEATURES

- Total Floor Area c. 2,551 sq.ft
- Dual Heating - solid fuel & oil
- Elevated Site c. 0.64 Acres
- Detached Garage to side
- Gravel Driveway, extends to rear
- Landscaped Pond Area to front
- BER C1



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15







Caher, Castlerea, Co. Roscommon. F45 CK15



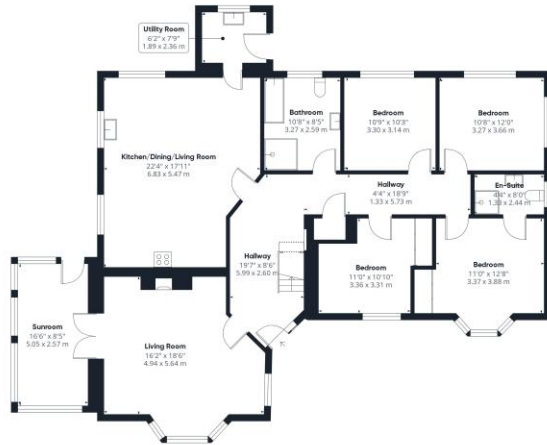
Caher, Castlerea, Co. Roscommon. F45 CK15



Caher, Castlerea, Co. Roscommon. F45 CK15



NOT TO SCALE



Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m
 2544 ft²
 236.4 m²

Reduced headroom
 93 ft²
 8.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie