

For Sale

Bogganfin, Ballymurray, Co. Roscommon, F42 KP28

DOUGLAS NEWMAN GOOD
DNG

IVAN
CONNAUGHTON

BER **B**



Offers in Excess of: €450,000

Attractive five-bedroom residence in excellent condition throughout currently set out as a four-bedroom residence and one bedroom apartment, occupying an overall floor area of c. 2,364 sq.ft. To rear is a double garage with a floor area of c. 1,106 sq.ft. Standing on c. 1.15 Acres of private mature gardens, viewing comes highly recommended.

This property is located in a much sought after area c. 5km from Roscommon Town and c. 23km from Athlone/M6 Dublin to Galway Motorway.

Viewing is strictly by appointment with the auctioneer.

DNG Ivan Connaughton invite enquiries and offers.

Call 090-6663700 or email info@dngivanconnaughton.ie for more information or to arrange a viewing.

Hallway

5.93m (19'5") x 2.4m (7'10")

Living Room

4.63m (15'2") x 4.2m (13'9")

Open Plan Kitchen/Living Area

8.83m (29'0") x 3.62m (11'11")

Bathroom

1.78m (5'10") x 1.2m (3'11")

Office/Bedroom 5

2.84m (9'4") x 4.18m (13'9")

WC

1.47m (4'10") x 1.82m (6'0")

Kitchen/Living Area

7.52m (24'8") x 4.27m (14'0")

Dining Room

2.79m (9'2") x 3.86m (12'8")

Utility Room

2.13m (7'0") x 3.83m (12'7")

Garage

3.43m (11'3") x 3.64m (11'11")

Landing

5.53m (18'2") x 2.43m (8'0")

Bedroom 1

3.32m (10'11") x 4.19m (13'9")

Bedroom 2

3.41m (11'2") x 4.19m (13'9")

Bathroom

1.83m (6'0") x 2.41m (7'11")

Bedroom 3

2.99m (9'10") x 2.57m (8'5")

Dressing Room

2.25m (7'5") x 1.49m (4'11")

En-Suite

1.8m (5'11") x 2.56m (8'5")

Bedroom 4

3.16m (10'4") x 4.2m (13'9")

Hot Press

1.07m (3'6") x 1.47m (4'10")

OTHER FEATURES

- Prime Located, site area of c. 1.15 Acres
- Magnificent manicured gardens & mature trees
- Range of flowers and shrubbery beds
- Driveway kerbed & stones, extends to rear
- Ample parking
- Extensive outbuildings to rear c. 1,106 sq.ft
- Garage adjoining residence
- Property has Commercial Planning for a Garden Centre
- Viewing highly recommended







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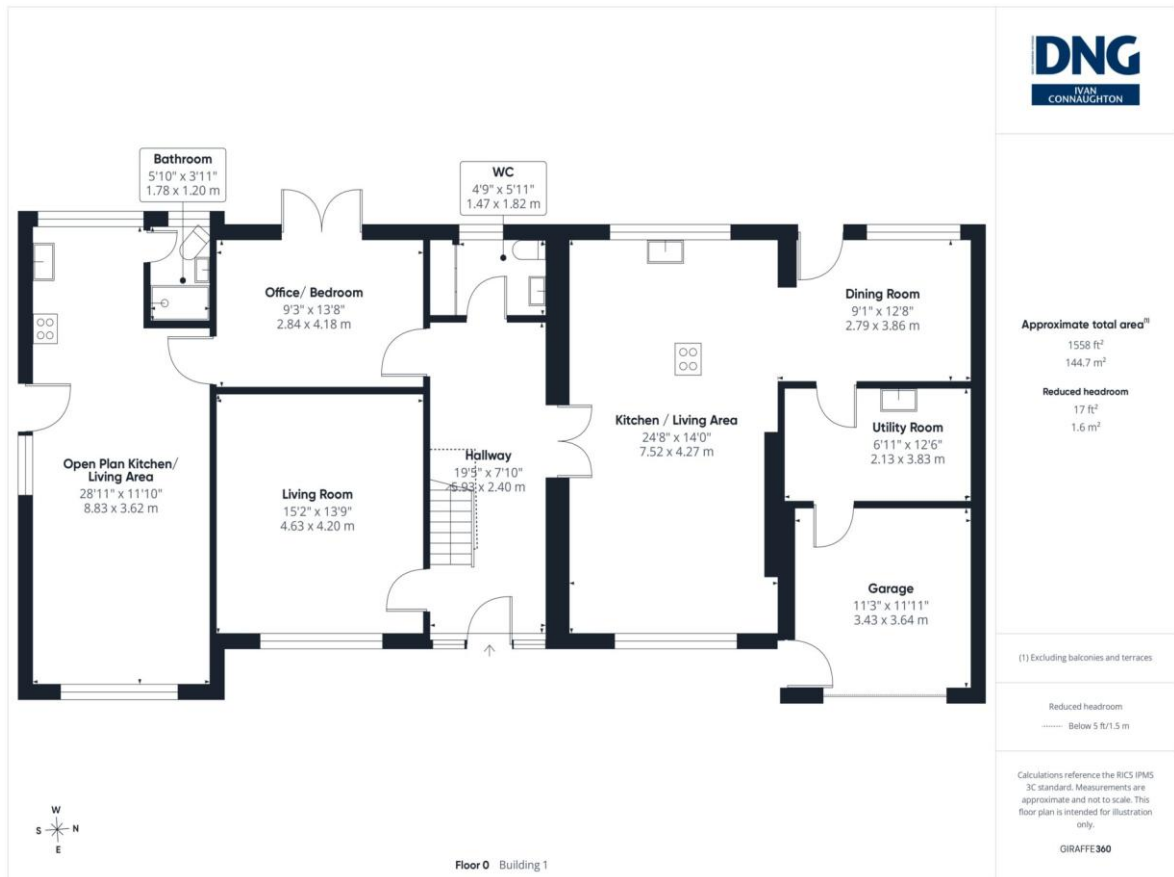


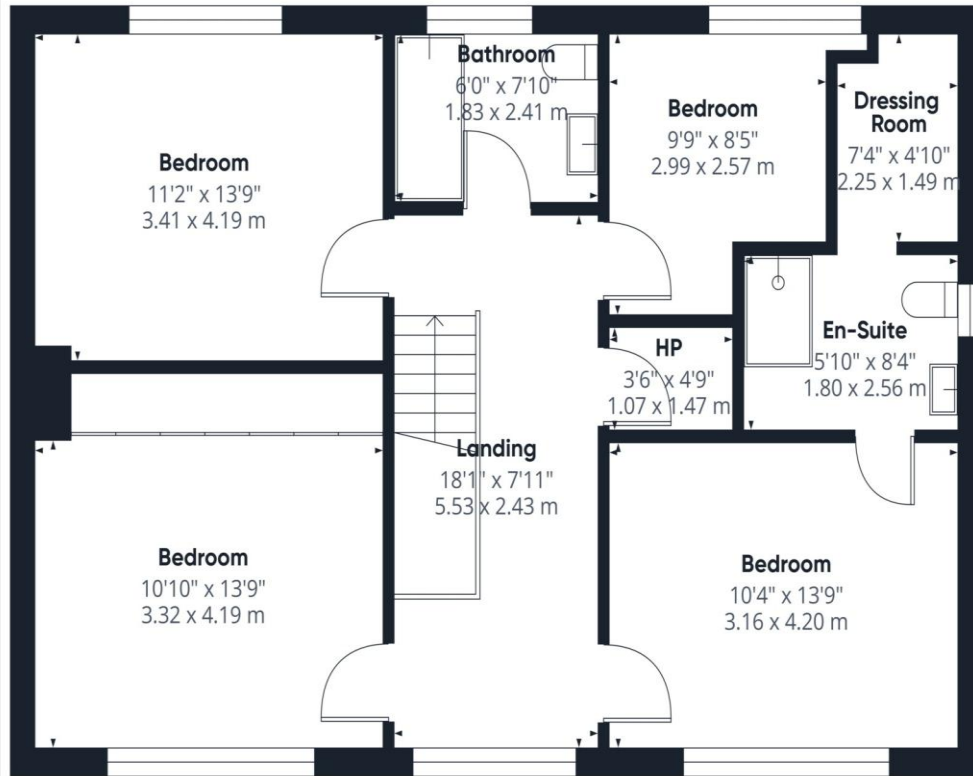
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Approximate total area⁽¹⁾
806 ft²
74.9 m²

(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.

GIRAFFE360



Floor 1 Building 1