

For Sale

Barnacullen, Knockcroghery, Co. Roscommon.

F42 VK38

| *Detached Bungalow*



Price Region: Offers in Excess of €260,000

Attractive four bedroom bungalow residence with outbuildings to side and rear standing on c. 0.65 Acres of mature manicured gardens and magnificent views of the adjoining countryside, located convenient to the towns of Athlone (c.18 km) and Roscommon (c.12 km). Boasting spacious living accommodation throughout and ready for occupancy.

Accommodation includes entrance hall, sitting room, living/dining room, kitchen, utility, W.C. four bedrooms and main bathroom

Viewing comes highly recommended and is strictly by prior appointment with the auctioneer.

Enquiries invited to DNG Ivan Connaughton on 090-6663700

Entrance Hall

13'10" (4.22m) x 5'5" (1.65m)

Sitting Room

11'10" (3.61m) x 13'4" (4.06m)

Living/Dining Room

13'4" (4.06m) x 11'9" (3.58m)

Kitchen

20'6" (6.25m) x 9'11" (3.02m)

Utility

10'0" (3.05m) x 8'2" (2.49m)

W.C.

4'10" (1.47m) x 2'10" (0.86m)

Bedroom

11'5" (3.48m) x 9'6" (2.9m)

Bedroom

10'0" (3.05m) x 8'1" (2.46m)

Bedroom

10'2" (3.1m) x 11'3" (3.43m)

Bedroom

8'10" (2.69m) x 11'2" (3.4m)

Main Bathroom

5'9" (1.75m) x 7'11" (2.41m)

OTHER FEATURES

- Overall site area c. 0.65 Acres
- Residence c. 1,282 sq.ft
- Double Garage to side c. 300 sq.ft, Garden shed to rear c. 131 sq.ft
- Excellently maintained gardens to front, side & rear
- Range of flowers & shrubbery beds
- Traditional stone wall to front, timber decking to side
- Two entrances with cast iron gates
- Oil fired central heating
- Stira stairs to attic, suitable for storage
- Private well water and septic tank











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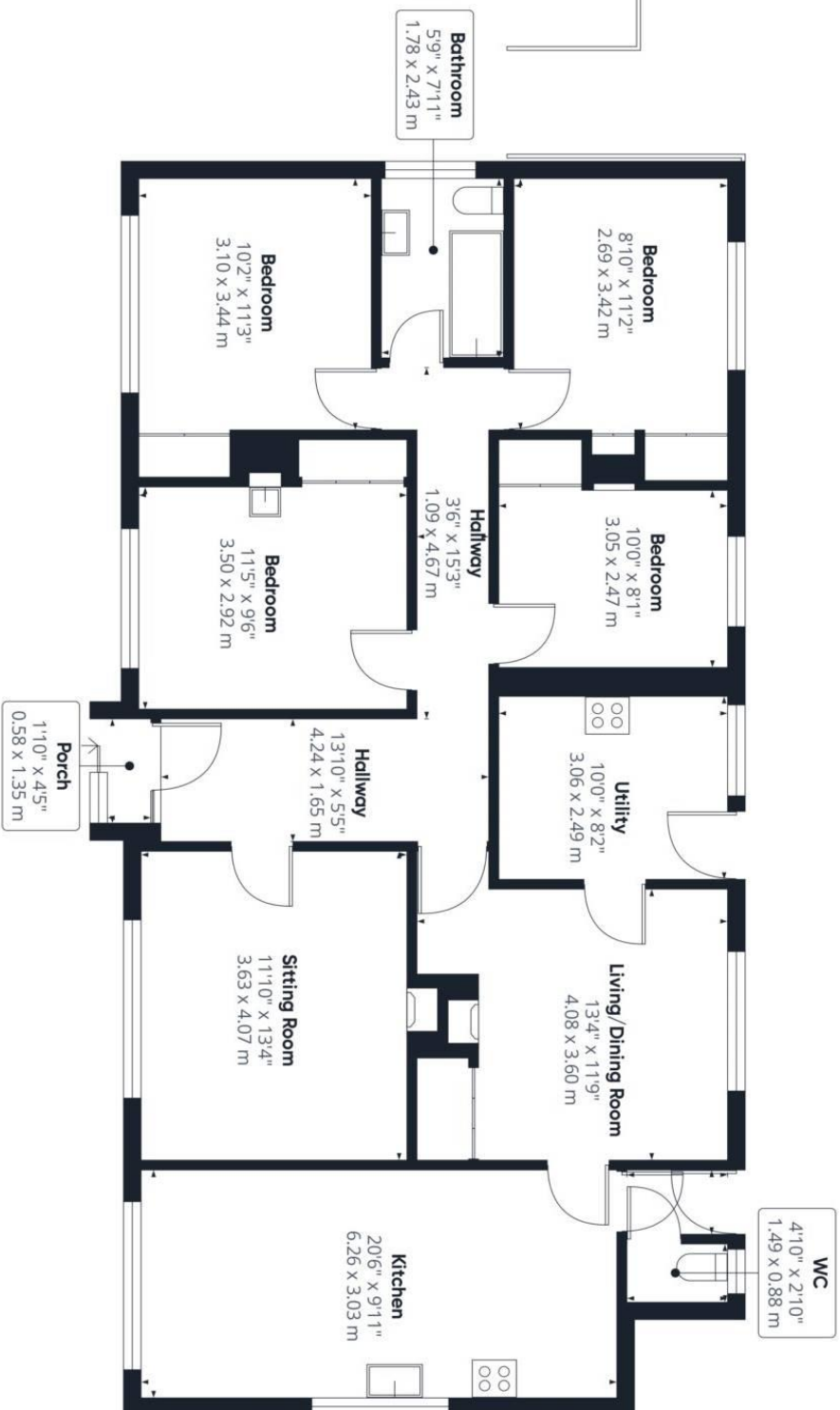


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Approximate total area⁽¹⁾

1282.72 ft²
119.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 1