

For Sale

Residence on c. 1.60 Acres, Cuilfadda and Derrinshin, Taughmaconnell, Ballinasloe, Co. Roscommon. H53 W729

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER D2



Price Region: Offers in Excess of €295,000

DNG Ivan Connaughton are delighted to present this superb four bedroom detached residence standing on beautifully maintained grounds with the benefit of a large detached garage/workshop and adjoining lands to the rear with an overall site area of c. 1.60 acres. Presented in excellent condition throughout, this impressive family home offers spacious and well proportioned accommodation in a peaceful countryside setting.

Located at Cuilfadda and Derrinshin, Taughmaconnell, Ballinasloe, Co. Roscommon, the property enjoys an idyllic rural setting in the heart of the countryside while remaining highly accessible to the larger towns of Ballinasloe, Athlone and Roscommon, all within convenient commuting distance, providing excellent access to schools, supermarkets, restaurants, rail links and a wide range of additional amenities.

Approached by a well maintained tarmacadamed driveway with manicured lawns and mature shrubbery to the front and rear, the property immediately impresses with its pristine exterior and charming kerb appeal. Internally, the residence is bright, warm and exceptionally well cared for, with tasteful décor and quality finishes evident throughout.

Accommodation comprises entrance hallway, spacious sitting room with feature fireplace, cosy second living room with with solid fuel stove, fully fitted kitchen/dining room, utility room, guest w/c, four bedrooms and family bathroom.

Externally, the property enjoys beautifully landscaped gardens with stone boundary walls and a substantial detached garage/workshop offering excellent storage or potential for a variety of uses. An additional feature of the property is the elevated patio area to the rear, providing an ideal space for outdoor dining, entertaining or simply relaxing while overlooking the surrounding gardens and countryside. The adjoining land also provides additional space and privacy, making this an ideal property for those seeking country living with room to expand or hobby farming potential.

Viewing comes highly recommended.

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

FEATURES

- Elevated paved patio area ideal for outdoor dining and entertaining
- Landscaped front and rear gardens laid out in manicured lawns
- Attractive stone boundary walls surrounding the property
- Standing on a large, mature and beautifully maintained c. 1.60 acre site
- Large detached garage/workshop (c. 587 sq.ft) to rear
- Oil fired central heating
- Ideal for purchasers seeking peaceful rural living with substantial outdoor space
- Convenient access to Ballinasloe, Athlone and Roscommon Town
- Electric Gates to front
- Fibre Broadband Available



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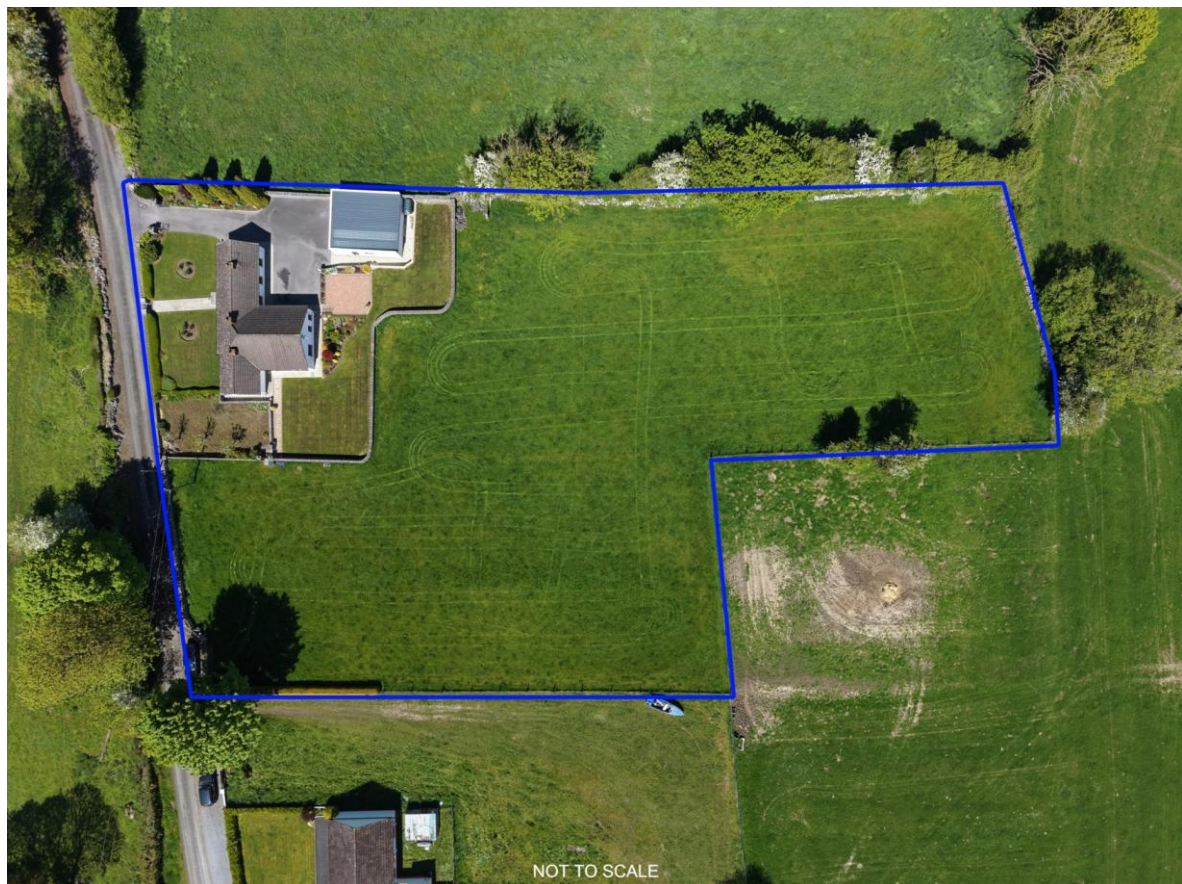
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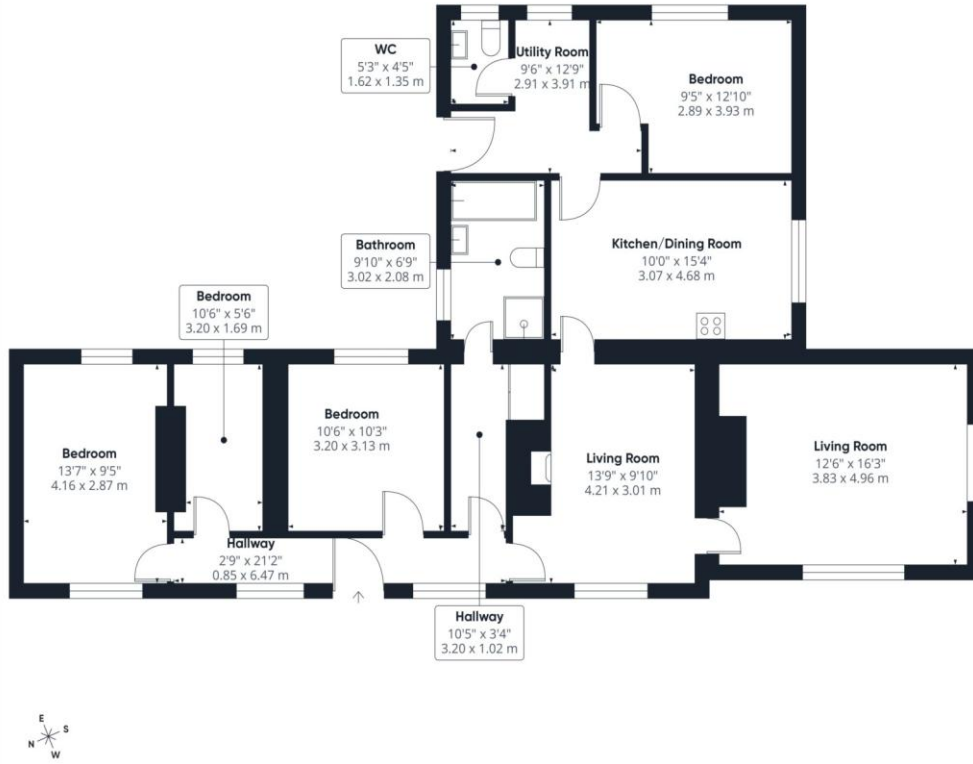
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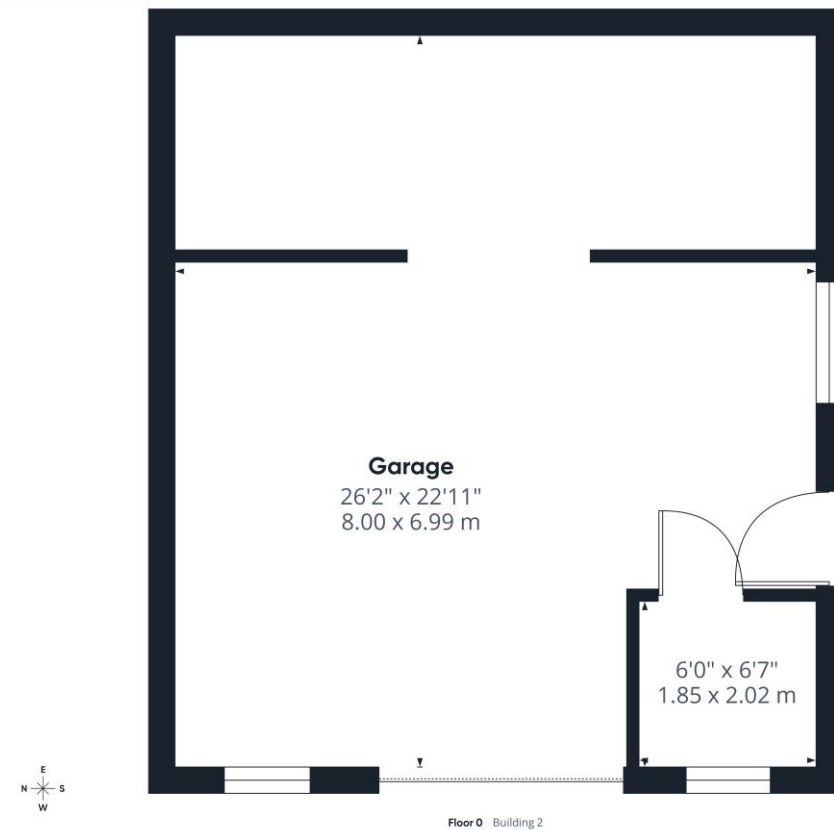


Approximate total area¹⁾
1175 ft²
109.1 m²

(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.

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Approximate total area¹⁾
587 ft²
54.5 m²

(1) Excluding balconies and terraces

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