

# For Sale

Carrownamaddy, Lecarrow,  
Co. Roscommon, F42 WD83

DOUGLAS NEWMAN GOOD  
**DNG**

**IVAN  
CONNAUGHTON**

**BER G**



## Offers in Excess of €250,000

Attractive four bedroom two storey residence standing on c. 0.60 Acres with outbuildings to side located at end of country lane in a quiet and peaceful setting and overlooking Lough Ree/River Shannon.

Located close to Lecarrow Village and convenient to Athlone and Roscommon, this residence comes to market in good condition with enquiries and offers invited for immediate sale. Accommodation also includes entrance hall, living room, sitting room, kitchen/dining and bathroom on ground floor with first floor comprising landing, four bedrooms and main bathroom.

**For further details, contact DNG Ivan Connaughton on 090-6663700.**

## Measurement of Rooms

### Rear Entrance Hall

3m (9'10") x 0.92m (3'0")

### Utility Area

1.32m (4'4") x 2m (6'7")

### Downstairs Bathroom

2.83m (9'3") x 0.94m (3'1")

### Kitchen/ Dining Room

4.24m (13'11") x 4.2m (13'9")

### Living Room

4.54m (14'11") x 4.8m (15'9")

### Sitting Room

4.45m (14'7") x 4.16m (13'8")

### Hallway

1.33m (4'4") x 5.76m (18'11")

### Bedroom 1

4.47m (14'8") x 4.16m (13'8")

### Bedroom 2

3.67m (12'0") x 3.95m (13'0")

### Bedroom 3

3.3m (10'10") x 3.02m (9'11")

### Bedroom 4

3.34m (10'11") x 1.58m (5'2")

### Upstairs Bathroom

2.82m (9'3") x 2.14m (7'0")

## OTHER FEATURES

- Solid fuel heating
- Internal Floor Area c. 1,486 sq.ft
- Unrivalled location at end of country laneway
- Outbuildings to side including three bay open shed suitable for many uses
- Large site area c. 0.60 Acres
- Views of Lough Ree/River Shannon
- Viewing highly recommended

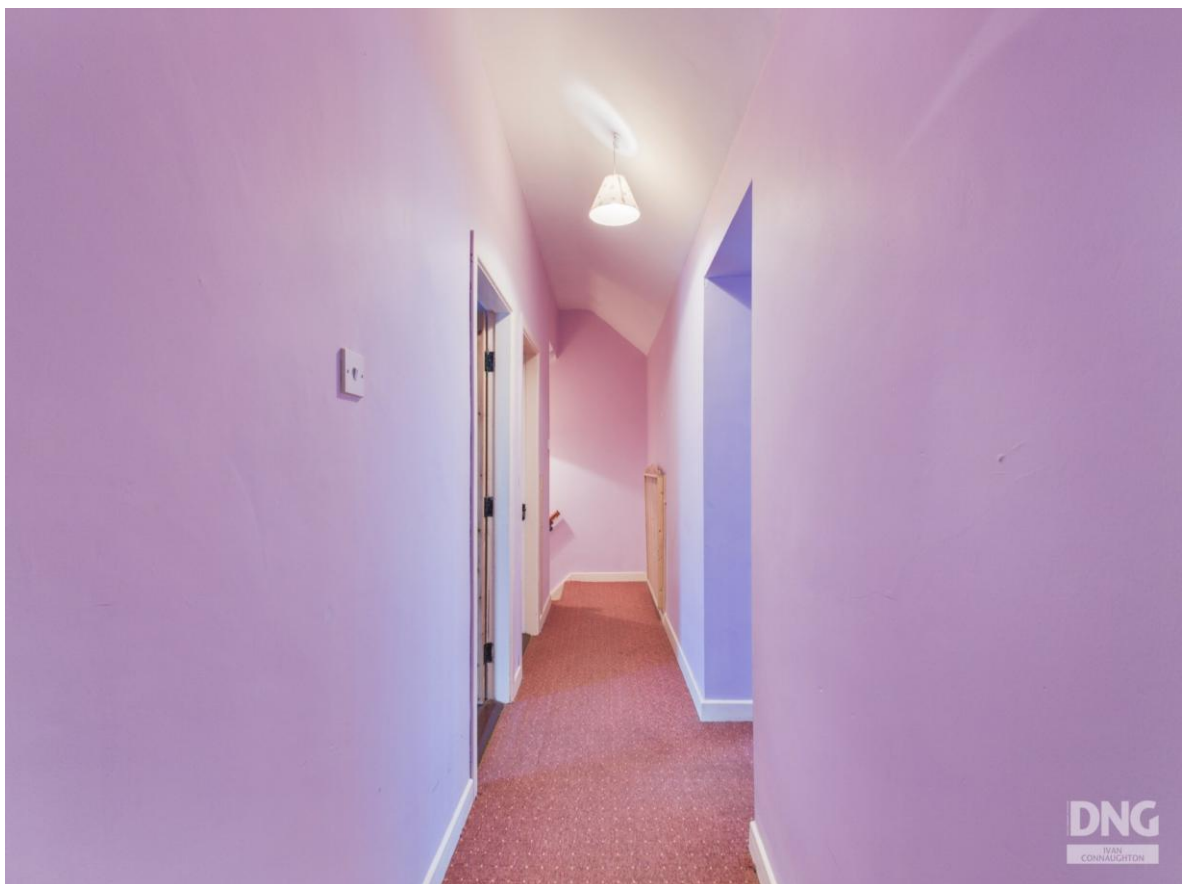






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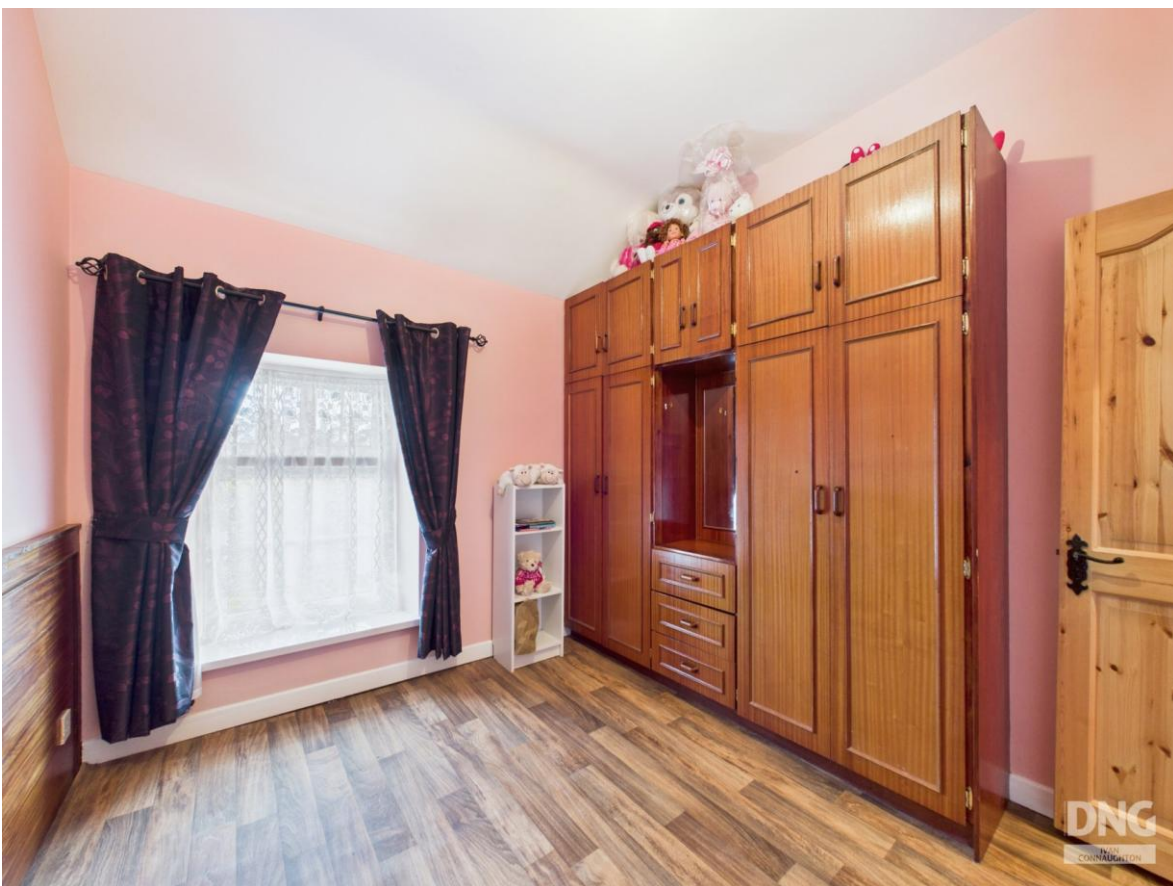
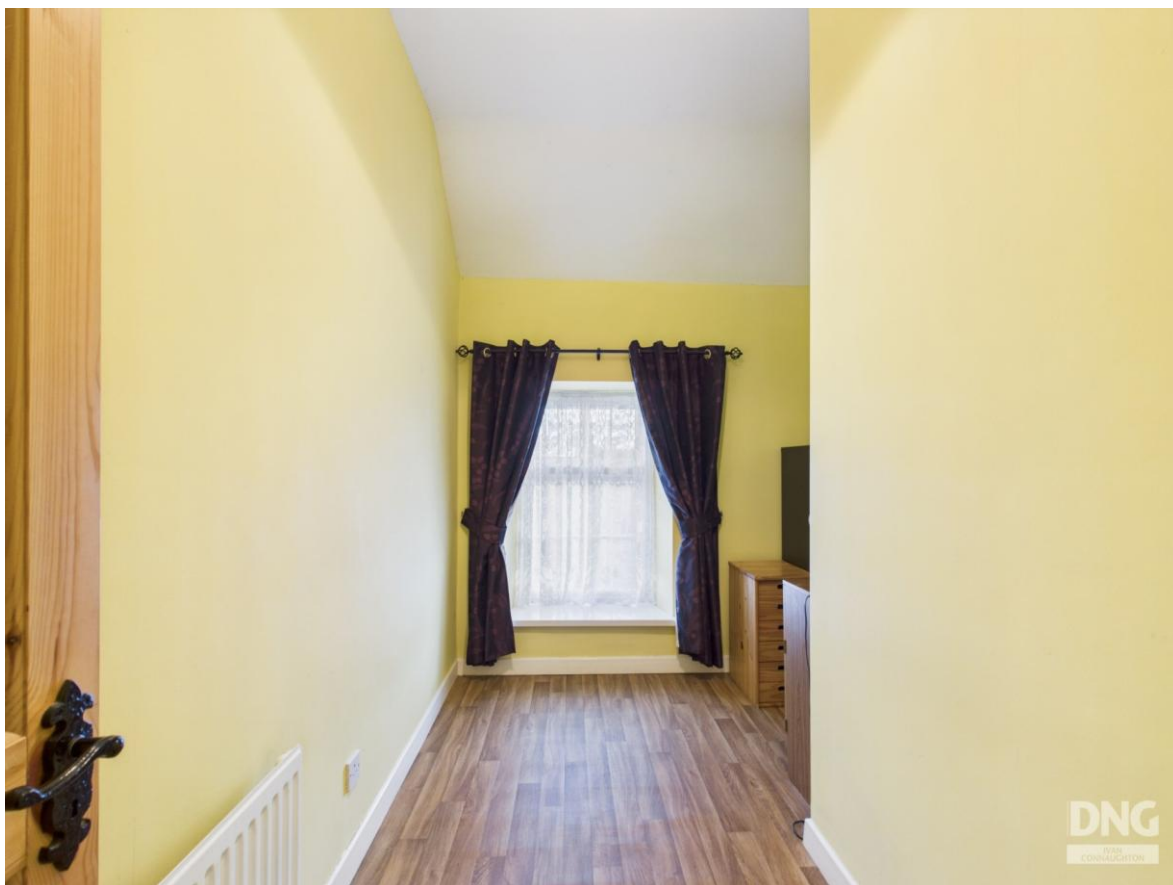












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