

For Sale

54 Castle Manor, Roscommon Town.

F42 HK80



Guide Price: €375,000

DNG Ivan Connaughton presents to market this superb five bedroom detached residence, ideally located on a generous corner site in the highly sought after Castle Manor estate. This impressive home offers spacious living accommodation throughout, making it the perfect choice for growing families or those seeking extra space in a prime location. Externally, the stand out feature is the large detached, fully insulated office/gym, (c. 600 sq.ft) complete with full planning permission which is ideal for remote working, fitness, or a creative studio. To the rear, you'll also find a beautifully designed raised garden area, enhanced by a secure and enclosed section featuring fencing, solar lighting, and a retaining wall constructed with sleepers. This unique space is perfect for gardening, outdoor relaxation, or could easily accommodate a future greenhouse or outdoor living area. The residence is located in the much sought after Castle Manor estate which is very family friendly and within walking distance of Roscommon Town Centre, local schools, shops and transport links.

Accommodation includes Ground Floor: entrance hall, living room, kitchen/dining room, play room, utility room, W.C, and bedroom with en-suite. First Floor: four bedrooms (one en-suite) and main bathroom.

Viewing comes highly recommended and is by appointment only.

For further details & viewing, contact DNG Ivan Connaughton on 090-6663700

Ground Floor

Entrance Hallway

2.04m (6'8") x 4.6m (15'1")

Living Room

3.64m (11'11") x 6.3m (20'8")

Kitchen/Dining Room

5.77m (18'11") x 3.86m (12'8")

Utility

1.03m (3'5") x 2.81m (9'3")

WC

1.59m (5'3") x 1.91m (6'3")

Play Room

2.77m (9'1") x 4.26m (14'0")

Bedroom 5

2.78m (9'1") x 3.21m (10'6")

En-Suite

First Floor

2.75m (9'0") x 0.87m (2'10")

Bedroom 1

2.7m (8'10") x 3.89m (12'9")

En-Suite

1.29m (4'3") x 1.59m (5'3")

Bedroom 2

2.86m (9'5") x 3.86m (12'8")

Bedroom 3

2.77m (9'1") x 2.56m (8'5")

Bedroom 4/Office

2.37m (7'9") x 1.82m (6'0")

Bathroom

2.34m (7'8") x 1.88m (6'2")

Key Features:

- Large detached, fully insulated office/gym (c. 600 sq.ft) complete with full planning permission
- Beautifully designed raised garden area to rear
- Spacious living accommodation (c. 1,700 sq.ft)
- Fully wired for home security, Wi-Fi cameras installed, high-speed fibre broadband
- Driveway kerbed & tarmacadam
- Prime Location: walking distance to schools, shops, Roscommon Town Centre & transport links
- Oil Fired Central Heating
- **Energy-Efficient:** Pumped with cavity bead insulation in walls, attic insulation, zoned (upstairs separate to downstairs) oil-fired central heating
- **BER B3:** recently installed condenser boiler (2025)
- **Hot Press:** Fully shelved, insulated water tank with timed immersion
- **Stira Stairs to Attic:** Partially floored with light & power

Detached Insulated Office / Gym (30ft x 20ft)

Connectivity ready: Fully wired for high-speed internet access - ideal for remote work or streaming workouts

Smart lighting: Full zoned lighting system with master switch conveniently located inside the main house

Comfortable year-round: Wi-Fi controlled Electric heating, fully insulated to the highest standard—cosy and warm

Durable finishes: Plastered and painted interior

Bright & modern: Dual access with double full-glass front doors + side full-glass door for maximum natural light



















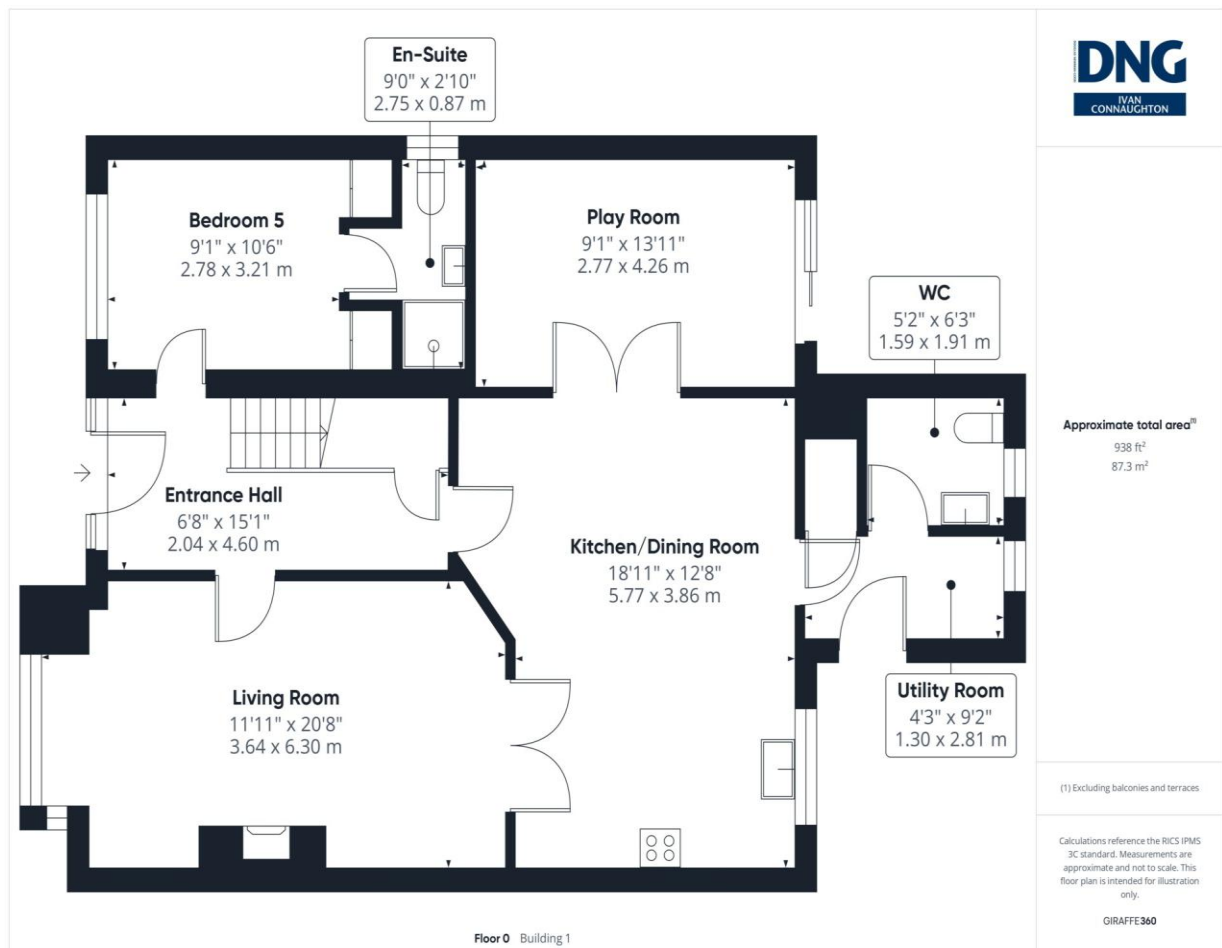
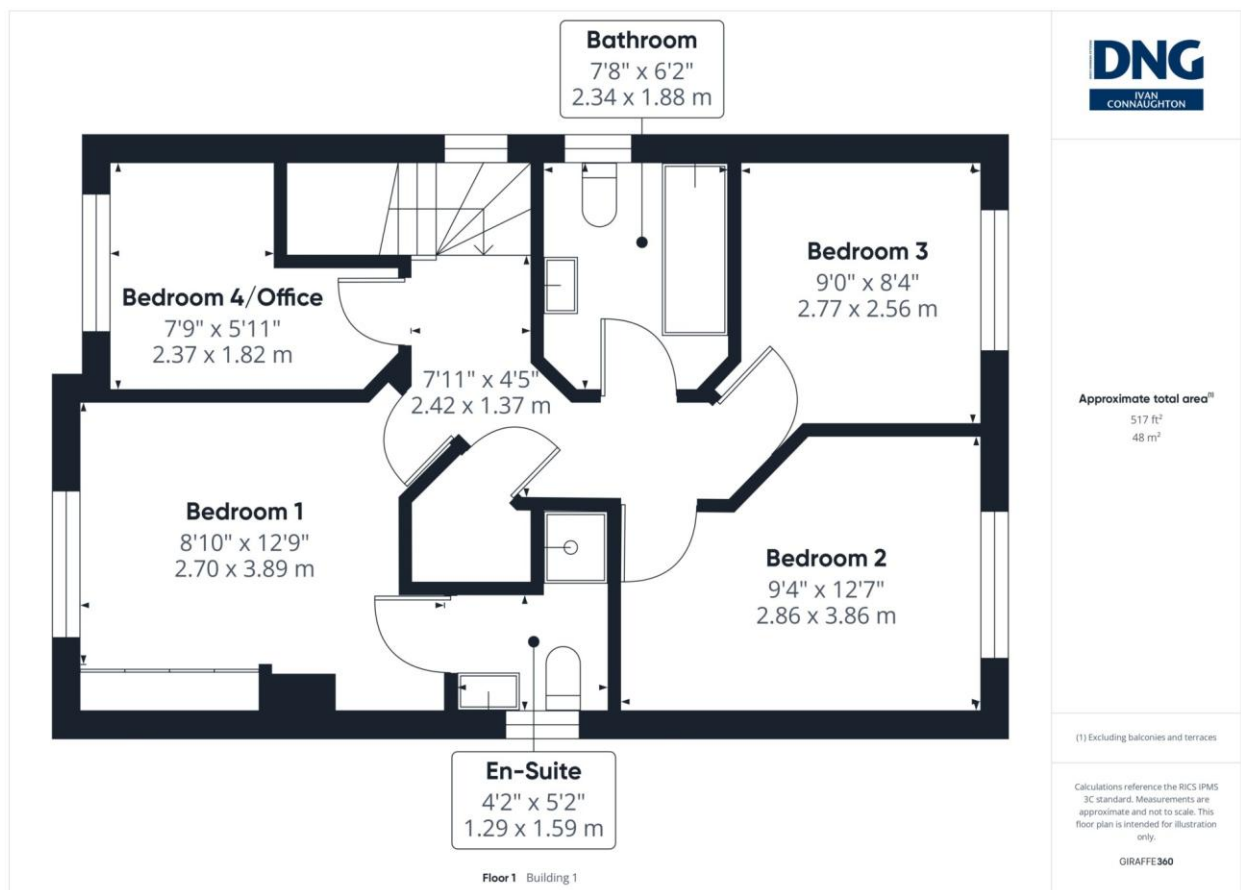












Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie