

# For Sale

Ardcolman, Dysart, Ballinasloe,  
Co. Roscommon. H53 DK88

Douglas Newman Good

# DNG

IVAN  
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## Guide Price: Offers in Excess of €325,000

DNG Ivan Connaughton is delighted to present this stunning three bedroom bungalow residence set on a generous c. 0.73 acres of beautifully maintained grounds, located c. 1 km from Dysart Village. This attractive countryside home enjoys a peaceful rural setting while remaining conveniently accessible to Ballinasloe, Athlone and Roscommon Town. The property is approached via a sweeping matcrete driveway, framed by mature hedging and stone boundary walls, offering excellent privacy. Internally, the accommodation is both bright and well proportioned. The welcoming living room features a solid fuel stove with a decorative fireplace, creating a warm and inviting focal point. The spacious open plan kitchen and dining area enjoys abundant natural light, making it ideal for family living and entertaining. This home offers three generously sized bedrooms along with a family bathroom. The layout is practical and comfortable, perfectly suited to modern living. Externally, the grounds are a stand out feature, extending to approximately 0.73 acres of landscaped lawns, with open countryside views in all directions. A garden shed to the rear provides additional storage, while the expansive site offers further scope for gardening or leisure use. This is a beautifully maintained home that combines rural tranquillity with everyday convenience, making it an ideal permanent residence or countryside retreat.

Viewing comes highly recommended and by appointment only.

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

PSRA Licence No. 004422

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

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

**Hallway**

12.31m (40'5") x 0.97m (3'2")

**Kitchen/Dining Room**

5.93m (19'5") x 3.75m (12'4")

**Utility**

1.56m (5'1") x 1.67m (5'6")

**Living Room**

4.61m (15'1") x 3.73m (12'3")

**Bedroom 1**

3.29m (10'10") x 3.65m (12'0")

**En-Suite**

1.25m (4'1") x 2.52m (8'3")

**Bedroom 2**

3.35m (11'0") x 3.14m (10'4")

**Bedroom 3**

2.83m (9'3") x 3.25m (10'8")

**Bathroom**

2.07m (6'9") x 3.63m (11'11")

**OTHER FEATURES**

- Oil fired central heating
- Laid lawns to front and rear
- Septic tank
- Mains water
- Garden shed to rear
- Stone wall to front
- Matcrete driveway
- Much sought after area
- Extensive views of the surrounding countryside



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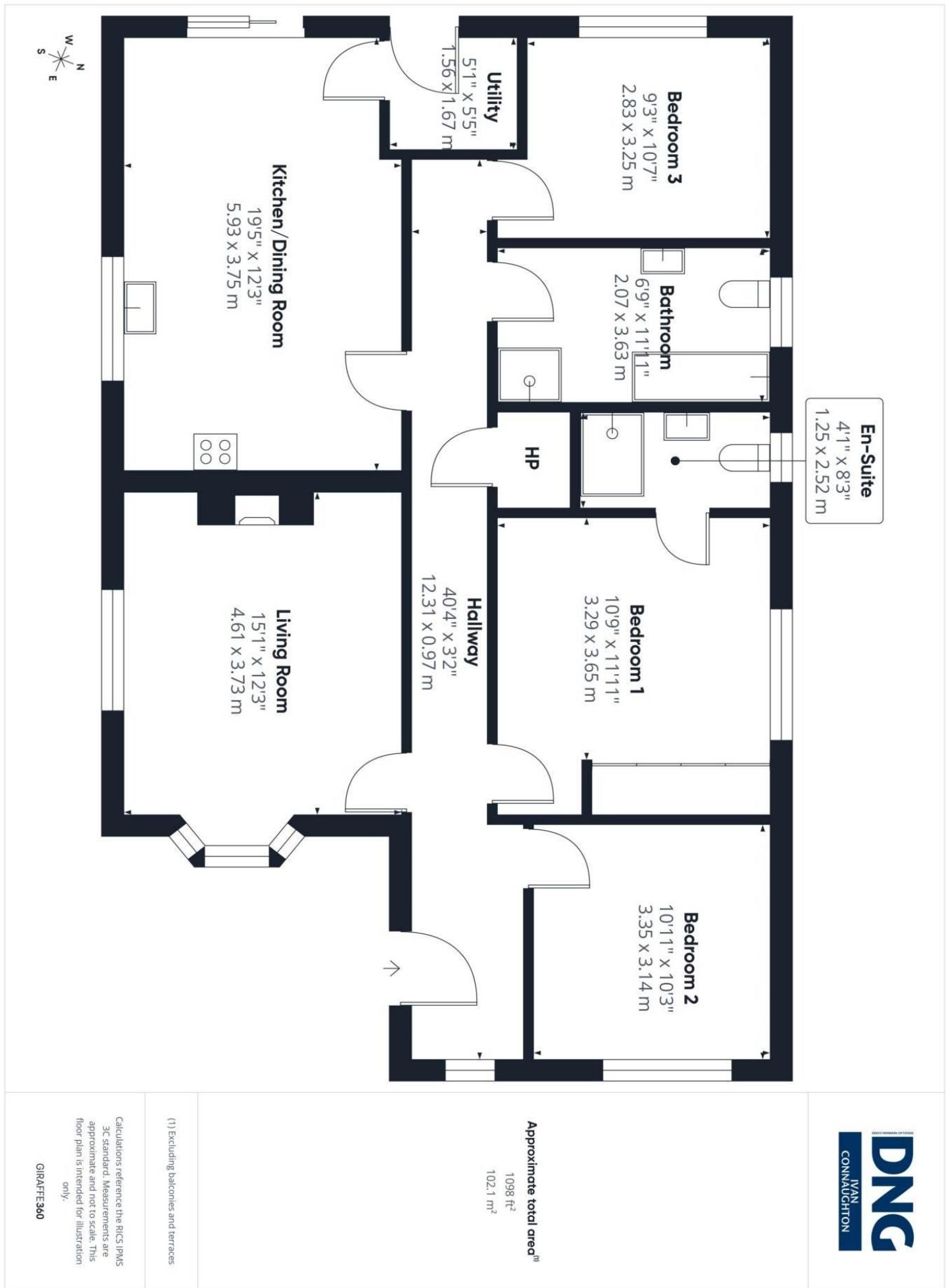


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