

For Sale

Lissaneaville, Fuerty, Co. Roscommon.

F42 V822



Price Region: Offers in Excess of €295,000

DNG Ivan Connaughton presents to market this stunning five bedroom dormer residence in excellent condition throughout with a floor area of c. 2,041 sq.ft. The property enjoys sweeping views over the surrounding countryside, standing on c. 0.50 acre elevated site and nestled at the end of a quiet cul de sac, creating a serene and private atmosphere, while still being conveniently close to nearby amenities in Castlecoote Village (c. 3 km) and Roscommon Town (c. 6.5 km)

This is a rare opportunity to acquire a turnkey family home in a picturesque and peaceful countryside location.

Viewing is highly recommended and by appointment only with the auctioneer.

For further details, contact our office on 090-6663700

Ground Floor

Entrance Hall

5.73m (18'10") x 2.1m (6'11")

Living Room

4.06m (13'4") x 4.19m (13'9")

Kitchen/Dining Room

6.09m (20'0") x 4.15m (13'7")

Sun Room

3.12m (10'3") x 3.97m (13'0")

Utility Room

2.14m (7'0") x 3.57m (11'9")

W.C

2.1m (6'11") x 1.1m (3'7")

Bedroom 1

4.04m (13'3") x 4.35m (14'3") En-Suite (3'4" x 8'3")

Bedroom 2

2.96m (9'9") x 4.35m (14'3")

Bedroom 3/ Office

2.93m (9'7") x 3.03m (9'11")

Main Bathroom

2.91m (9'7") x 2.58m (8'6")

First Floor

Bedroom 4

5.16m (16'11") x 2.57m (8'5")

Bedroom 5

5.17m (17'0") x 3.5m (11'6")

Walk-in-Wardrobe

3.06m (10'0") x 1.24m (4'1")

Upstairs Bathroom

1.57m (5'2") x 2.14m (7'0")

OTHER FEATURES

- BER B2, Walls pumped, Attic insulated
- 13 Solar Panels and 3.8kw Battery System Providing Hot Water and Electricity
- Electric Gate to front (Galvanised and Powder Coated)
- c. 0.50 Acre Elevated Site
- Tarmacadamed Driveway, extends to rear
- Laid Lawns to front & rear
- Insulated Garage to rear (c. 325 sq.ft)
- Solid Fuel & Oil Fired Central Heating
- Private Well Water
- Much Sought After Location







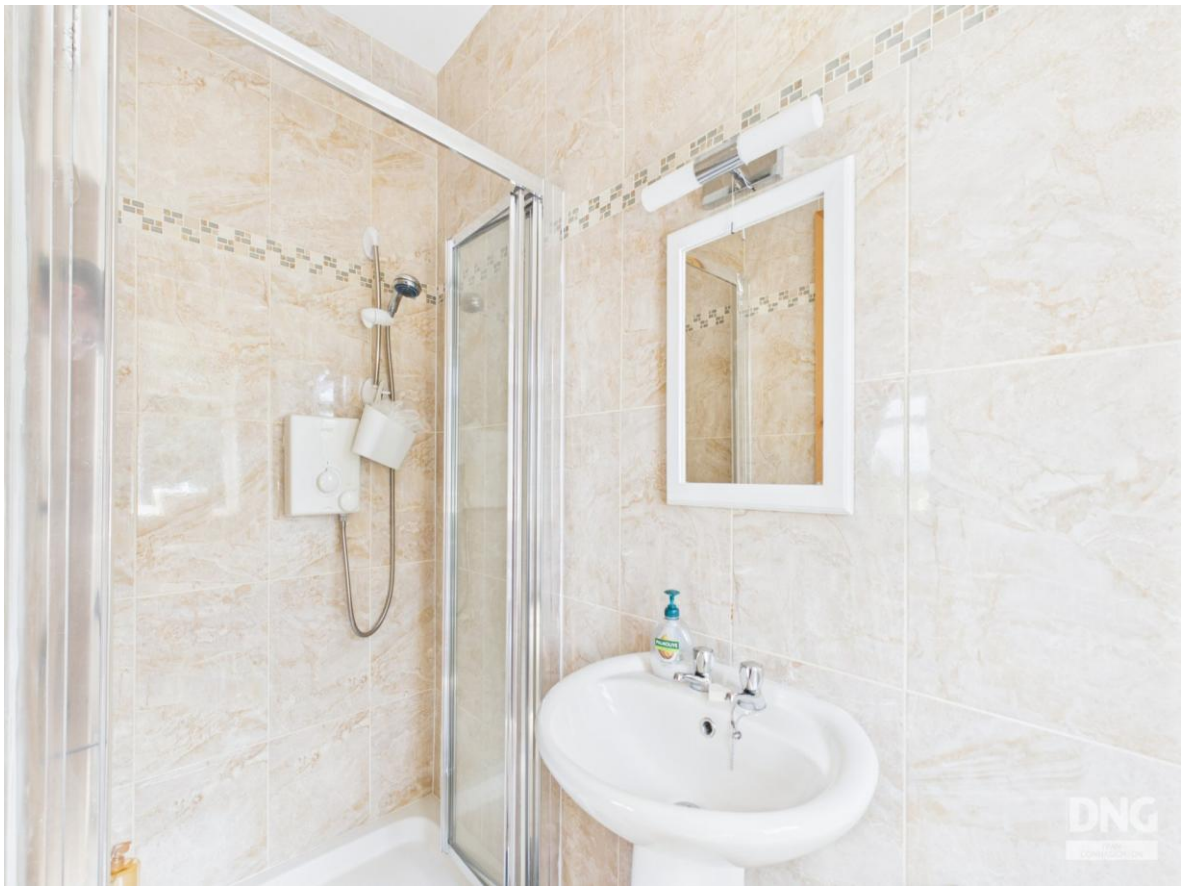




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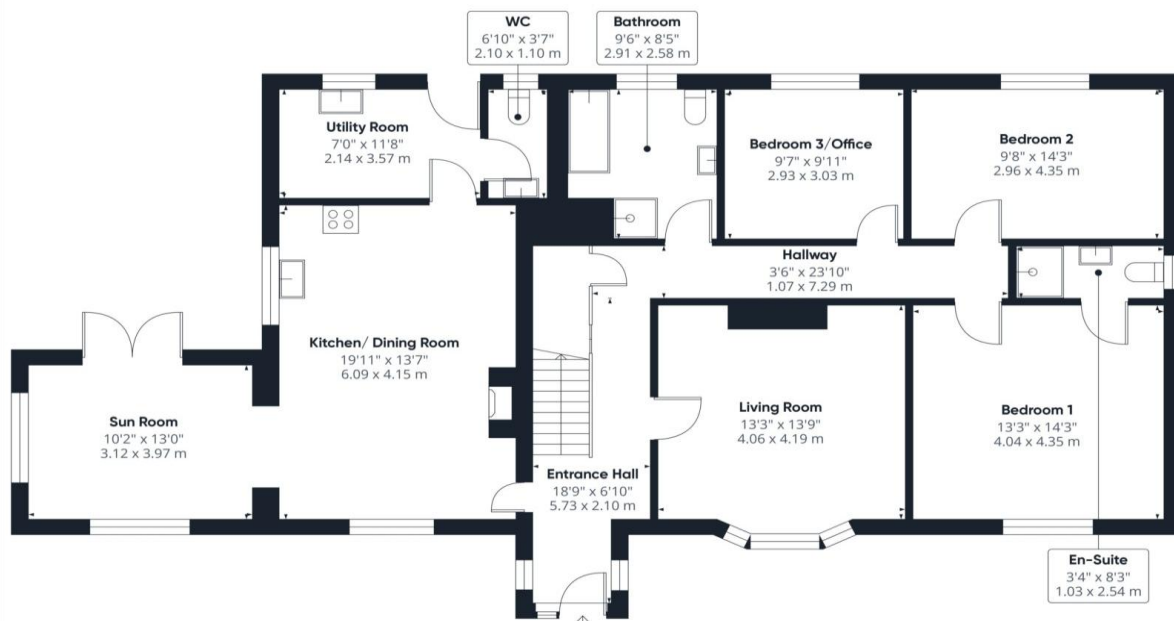




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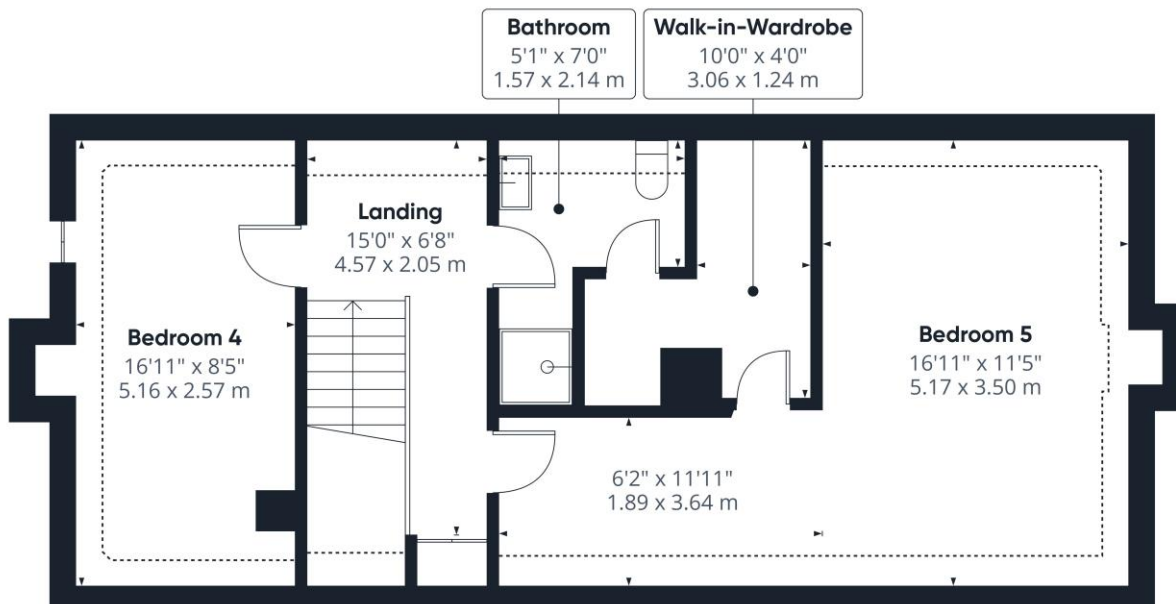
Approximate total area^m
1437 ft²
133.5 m²

(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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Floor 0 Building 1



Approximate total area^m
604 ft²
56.2 m²

Reduced headroom
119 ft²
11.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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Floor 1 Building 1