

For Sale

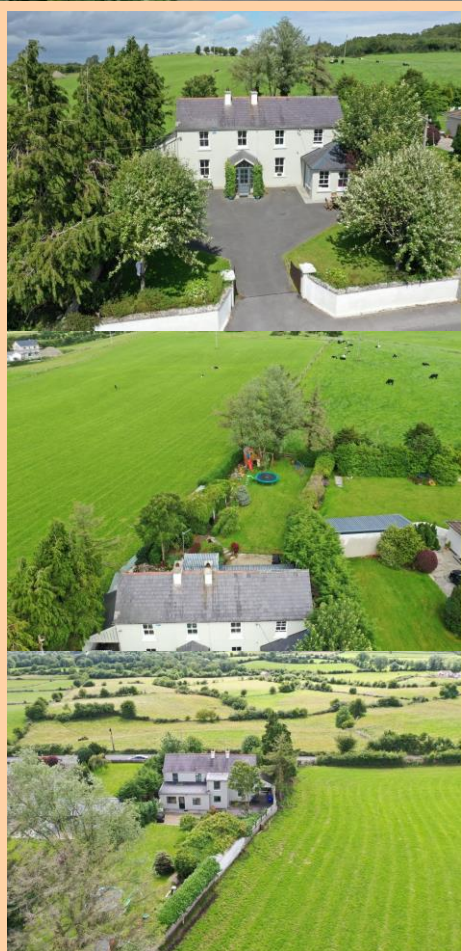
Feamore, Kiltoom, Co. Roscommon N37 PE00

5 Bedrooms| Detached Country Residence

1864 sqft (173.19 sqm)

CONNAUGHTON
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BER C3



FINAL OFFERS BY 2PM FRIDAY 21ST AUGUST
Offers in Excess of €275,000

Attractive five bedroom detached country residence in excellent condition standing on large mature private grounds located in much sought after residential area, c. 5 miles from the Dublin to Galway Motorway and Athlone Town. Boasting spacious living accommodation throughout and with commanding views of surrounding countryside, viewing comes highly recommended and is strictly by appointment only.

Accommodation includes Ground Floor: porch to front, reception hallway, sitting room, living room, kitchen/dining room, utility, W.C., playroom/bedroom, sunroom, First Floor: bedrooms four in all and bathroom. To arrange a viewing, contact the office on 090-6663700 Viewings at evenings, weekends and Bank Holidays also accommodated.

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie



Porch to Front

5'5" (1.65m) x 3'9" (1.14m) Doorway to, tiled floor

Reception Hallway

13'0" (3.96m) x 6'0" (1.83m) Stairs to first floor, storage area off

Sitting Room

14'8" (4.47m) x 12'3" (3.73m) Stanley solid fuel stove with feature outset, carpeted

Living Room

14'9" (4.5m) x 12'10" (3.91m) Stanley solid fuel stove with brick outset, wooden floor



Kitchen/Dining Room

21'10" (6.65m) x 9'10" (3m) Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, dishwasher, granite worktop, breakfast counter, tiled/wooden floor, inset tiling, door to rear

Utility

8'0" (2.44m) x 8'0" (2.44m) Fitted units, hotpress (airing cupboard) off, cylinder with provision for solar panels, tiled floor



W.C. off Utility

6'0" (1.83m) x 3'3" (0.99m) Toilet, wash hand basin, tiled floor, part wall tiling

Playroom/Bedroom One

15'3" (4.65m) x 9'10" (3m) Wooden floor

Sunroom (to Front)

11'2" (3.4m) x 9'7" (2.92m) Tiled floor, door to front, feature high ceiling



Landing

14'9" (4.5m) x 7'6" (2.29m) Carpeted

Bedroom Two

12'5" (3.78m) x 7'2" (2.18m) Carpeted

Bedroom Three

12'7" (3.84m) x 7'4" (2.24m) Carpeted

Bedroom Four

11'9" (3.58m) x 11'6" (3.51m) Carpeted, fitted wardrobe

Bedroom Five

15'1" (4.6m) x 10'0" (3.05m) Carpeted



Bathroom

8'1" (2.46m) x 7'6" (2.29m) Toilet, wash hand basin, bath, shower separate, wall tiling

- Mature shrubbery & trees throughout garden
- Garage to rear 25` x 12` - Divided into two sections
- Oil fired central heating
- Laid lawns, large garden to rear
- Driveway kerbed and tarmacadamed
- Extends to rear under awning
- Block wall to front & side boundaries
- Awning to side
- Residence fully alarmed















