

For Sale

"Cill Castle Lodge", Timanagh,
Ballintober Village, Co. Roscommon. F45 HE44
6 Bedrooms| Detached



Price Region: Offers Excess €295,000

Attractive six bedroom residence in excellent condition with an internal area of c. 2,099 sq. ft located in much sought after area within walking distance of the village and all amenities.

The residence stands on a large site, c. 0.64 Acres.

Accommodation includes: Ground Floor: porch to front, reception hallway, sitting room, living room, kitchen/dining room, utility, three no. bedrooms with one en-suite, bathroom, First Floor: three no. bedrooms with one en-suite and bathroom.

Viewing comes highly recommended.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also
accommodated.**

Reception Hallway

14'1" (4.29m) x 5'11" (1.8m) Door to, stairs to first floor, wooden floor

Sitting Room

13'5" (4.09m) x 10'6" (3.2m) Marble fireplace, carpeted

Living Room

15'9" (4.8m) x 10'3" (3.12m) Wooden floor, marble fireplace with solid fuel stove inset, bay window to front

Kitchen/Dining Room

17'3" (5.26m) x 10'2" (3.1m) Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, tiled floor, inset tiling, sliding door to patio

Utility

10'2" (3.1m) x 6'11" (2.11m) Fitted units, built in washing machine, tiled floor, door to rear, indoor Super-Q boiler, W.C. off

Bedroom One

13'11" (4.24m) x 13'1" (3.99m) Wooden floor, bay window to front

Bedroom Two

13'5" (4.09m) x 12'2" (3.71m) Carpeted, built in wardrobe, en-suite off 10'2" x 3'11", toilet, wash hand basin, shower, tiled floor, part wall tiling

Bedroom Three

10'6" (3.2m) x 10'3" (3.12m) Wooden floor

Ground Floor Bathroom

10'2" (3.1m) x 7'7" (2.31m) Toilet, wash hand basin, bath, tiled floor

Landing

8'8" (2.64m) x 7'8" (2.34m) Carpet to floor, hotpress (airing cupboard) off

Bedroom Four

17'1" (5.21m) x 10'10" (3.3m) Wooden floor, bay window to front, built in wardrobe, en-suite off 10'2 x 5', wooden floor, toilet, wash hand basin, shower, part wall tiling

Bedroom Five

16'0" (4.88m) x 10'8" (3.25m) Wooden floor

Bedroom Six

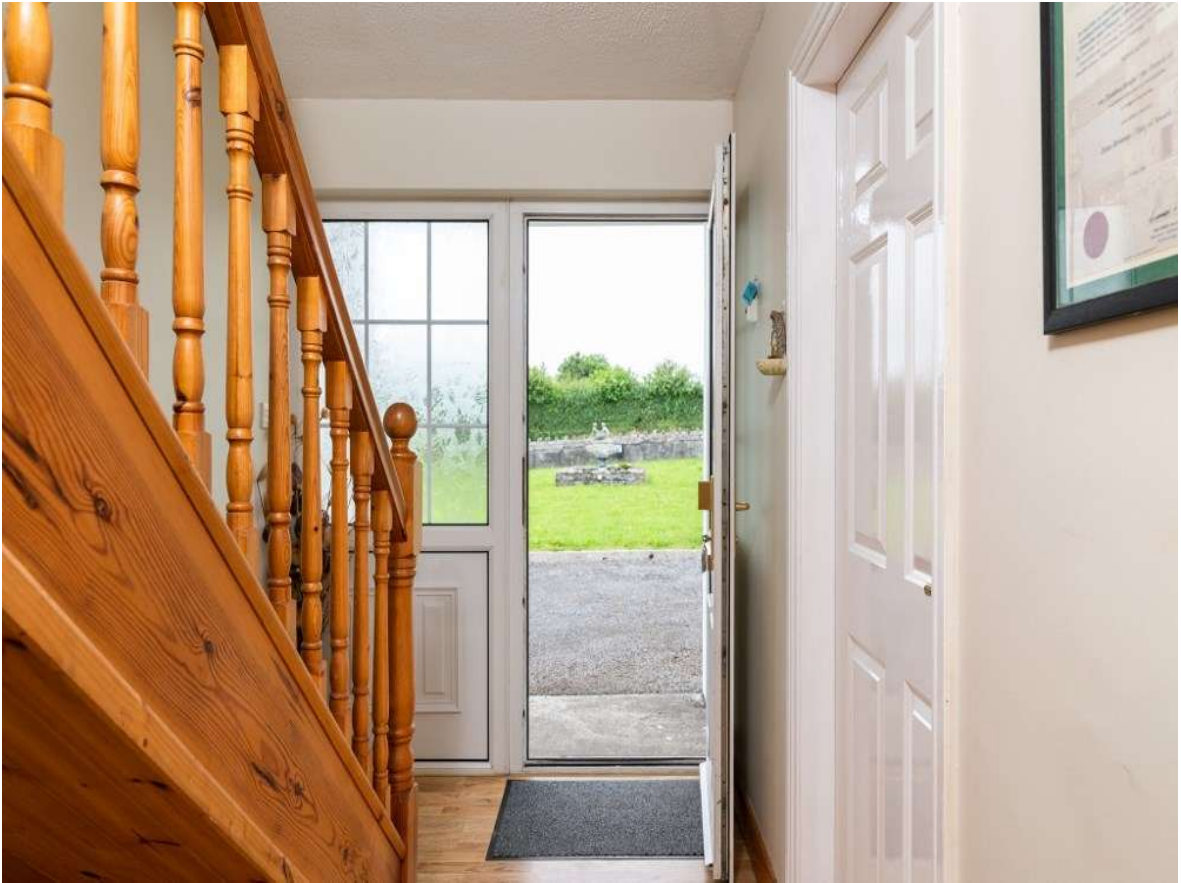
12'10" (3.91m) x 11'11" (3.63m) Wooden floor, bay window to front

First Floor Bathroom

7'10" (2.39m) x 5'4" (1.63m) Wooden floor, toilet, wash hand basin, shower, part wall tiling

OTHER FEATURES

- Laid lawns to front and rear, overall site area c. 0.64 Acres
- Driveway kerbed & tarmacadamed, extends to rear
- Mature hedging to side boundaries
- Traditional stone wall to front
- Range of flower/shrubbery beds
- Patio area off kitchen/dining
- Garden shed to rear
- Oil fired central heating



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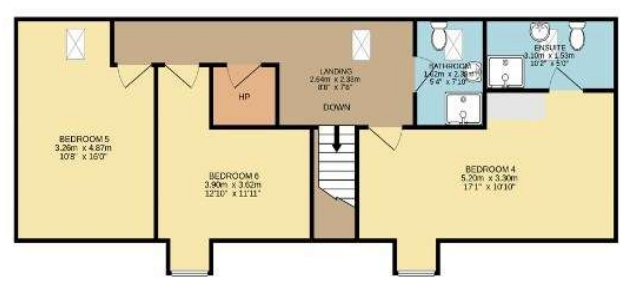
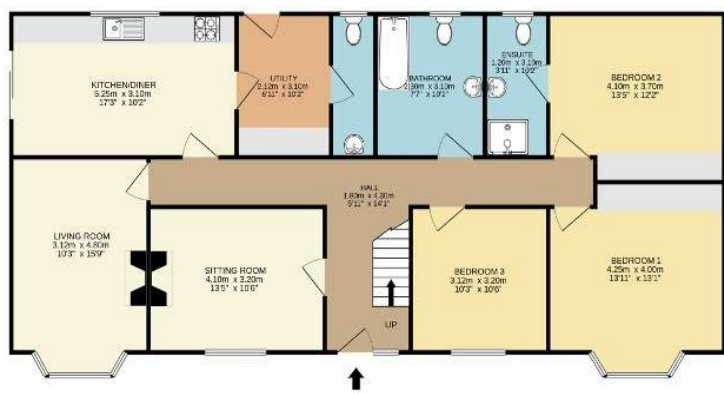








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 0.64 ac / 0.26 he

Approx. total internal floor area 195m² / 2099ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.