

For Sale

'Sunset View', Corbo, Kilrooskey, Co. Roscommon.

F42 AE63

Residence & Stables on c. 1.20 Acres



BER C3



Offers in Excess of €445,000

Prime six bedroom residence with a floor area of c. 3,175 sq.ft boasting spacious living accommodation throughout with garage and stables/kennels to side altogether standing on 1.20 Acres. The residence has commanding views and is located c. 4 miles from Roscommon Town, just off the Lanesboro Road.

Viewing of this property is highly recommended.

Accommodation includes Ground Floor: entrance hall, living room, lounge, conservatory, kitchen/diner, utility, two bedrooms & downstairs bathroom. First Floor: landing, four bedrooms & upstairs bathroom.

Viewing is by appointment only.

Enquiries & offers invited for immediate sale

To arrange a viewing, contact our office on 090-6663700

Entrance Hall

19'7" (5.97m) x 15'7" (4.75m) Porch to front, door to, stairs to first floor, wooden floor, coving, centre rose & light, hotpress (airing cupboard) off

Living Room

19'8" (5.99m) x 15'1" (4.6m) Fitted fireplace, wooden floor, bay window to front, coving, centre rose & light

Lounge

19'8" (5.99m) x 12'6" (3.81m) Solid fuel stove (assists heating), coving, wooden floor

Conservatory

9'10" (3m) x 9'2" (2.79m) Double doors to side, wooden floor

Kitchen/Diner

18'1" (5.51m) x 12'6" (3.81m) Fully fitted kitchen including built in double cooker, extractor fan, fridge freezer, breakfast counter, wooden floor, inset tiling, coving

Utility

12'6" (3.81m) x 8'4" (2.54m) Fitted units, built in dishwasher, washing machine, tiled, door to rear, toilet off, toilet, wash hand basin, shower, tiled

Bedroom 1

14'11" (4.55m) x 10'6" (3.2m) Wooden floor, bay window to front, coving

Bedroom 2

16'10" (5.13m) x 11'9" (3.58m) Wooden floor, coving

Downstairs Bathroom

12'6" (3.81m) x 10'2" (3.1m) Plumbed

Bedroom 3

17'3" (5.26m) x 13'5" (4.09m) Wooden floor, bay window to front, walk in wardrobe off, en-suite off, toilet, wash hand basin, shower, tiled

Bedroom 4

14'0" (4.27m) x 9'9" (2.97m) Wooden floor, bay window to rear

Bedroom 5

14'0" (4.27m) x 9'9" (2.97m) Wooden floor, bay window to rear

Bedroom 6

17'3" (5.26m) x 14'4" (4.37m) Wooden floor, bay window to front

Upstairs Bathroom

12'0" (3.66m) x 7'5" (2.26m) Toilet, wash hand basin, bath, tiled

OTHER FEATURES

- Residence c. 3,175 sq.ft, Garage c. 602 sq.ft, Stables/Kennels c. 1,506 sq.ft
- Overall site area c. 1.20 Acres
- Traditional stone wall to front, cast iron gates
- Driveway kerbed & stoned with centre island for turning
- Laid lawns, mature hedging/trees on side/rear boundaries
- Stables/Kennels comprising 7 stables, tack room & 3 dog kennels
- Oil fired & solid fuel central heating
- Prime location c. 4 miles from Roscommon Town



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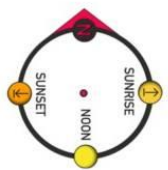
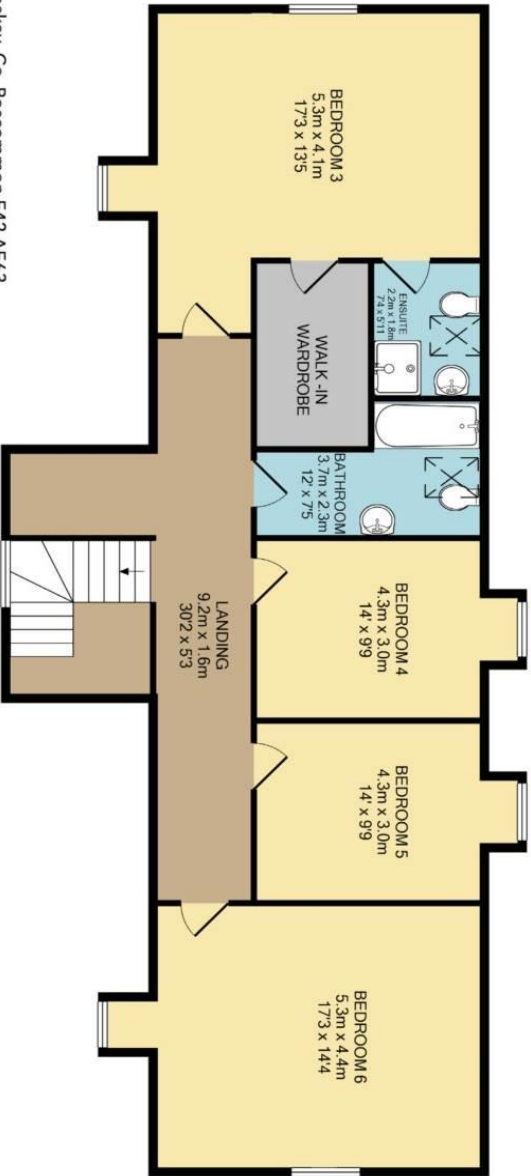
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Approx. floor area
 295m² / 3175ft²

- 6
- 4
- 3
- 140m²
- 1506ft²
- 56m²
- 602ft²

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.