

For Sale

Residence on c. 8.05 Acres at
The Demesne, Frenchpark, Co. Roscommon. F45 D292



BER C3



Guide Price: €325,000

Attractive four bedroom dormer residence with a Gross Internal Area of c 1,792 sq.ft and detached garage to rear c. 250 sq. ft. The residence is finished to a very high standard. Boasting commanding views of the Hill of Keash and surrounding countryside, the residence stands on c.8.05 Acres. The residence and lands can be sold separately, subject to market interest.

Residential accommodation includes Ground Floor: reception hallway, sitting room, living room, kitchen, dining room, utility, bedroom, W.C., First Floor: bedrooms three in all with one en-suite and bathroom. The lands are of good quality, surround the house and hold site potential.

Viewing comes highly recommended.

For further details and to arrange a viewing contact the office on 090-6663700

Hall

17'0" (5.18m) x 6'8" (2.03m) Doorway to, stairs to first floor, tiled floor, hotpress (airing cupboard) off

Sitting Room

14'11" (4.55m) x 12'8" (3.86m) Wooden floor, bay window to front, cast iron fireplace with Pine surround

Living Room

12'0" (3.66m) x 9'10" (3m) Open fireplace, wooden floor

Kitchen

18'8" (5.69m) x 11'11" (3.63m) Fitted units, tiled floor

Dining Room

10'10" (3.3m) x 9'10" (3m) Tiled floor, patio door to side

Utility

6'5" (1.96m) x 5'1" (1.55m) Door to rear, tiled floor

Bedroom One

12'6" (3.81m) x 11'11" (3.63m) Wooden floor

W.C.

7'10" (2.39m) x 5'2" (1.57m) Toilet, wash hand basin, tiled floor

Landing

Wooden floor

Bedroom Two

13'3" (4.04m) x 12'6" (3.81m) Wooden floor, en-suite off 6'10" x 4'9", toilet, wash hand basin, shower, tiled floor, part wall tiling

Bedroom Three

15'8" (4.78m) x 10'10" (3.3m) Wooden floor, bay window to front

Bedroom Four

12'7" (3.84m) x 12'0" (3.66m) Wooden floor, bay window to front

Bathroom

12'6" (3.81m) x 7'0" (2.13m) Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling

OTHER FEATURES

- Garage to Rear 19'9" x 13', Double Doors to Front. Door to side
- Oil Fired Central Heating
- Septic Tank to Rear
- Laid Lawns. Stands on c. 8.05 Acres
- Driveway Kerbed and Stoned, extends around house
- Block Wall to Front
- Unrivalled views of surrounding countryside
- Residence & Lands can be sold separately, subject to market interest



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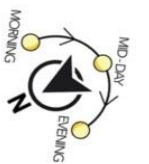
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 4
 3
 3
 24m² / 258ft²
 0.6 ac / 0.24 he or/and 7.45 ac / 3.01 he

Frenchpark, Co. Roscommon F45 D292



Approx. total internal floor area 166m² / 1792ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only