

For Sale

Bellanacarrow House', Athleague,
Co. Roscommon. F42 KA40

Luxury Residence on c. 1.20 Acres



Guide Price: €495,000

Luxury Six-Bedroom Architecturally Designed Residence with a Floor Area of c. 4,521 Sq. Ft with Garage/ Office to Rear c. 527 Sq. Ft altogether standing on c. 1.20 Acres with stunning views of surrounding countryside and located c. 1 mile from Athleague Village.

The residence has been finished and maintained to a very high standard boasting spacious living accommodation throughout. Ground Floors consists Foyer, Entrance Hall, Living Room, Sitting Room, Kitchen, Dining Room, Dining/ Breakfast Room, Utility Room with Toilet Off and En-Suite Bedroom. First Floor consists Landing, Master Bedroom with Walk in Wardrobe and Ensuite, Four other Bedrooms with One En-Suite and Two with Shared En-Suite, Main Bathroom and Walk in Hotpress (Airing Cupboard).

Option to purchase additional lands

Viewing comes highly recommended and is strictly by prior appointment with the Auctioneers
For further details and viewing, contact Connaughton Auctioneers on 090-6663700.

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Ground Floor

Foyer

11'7" (3.53m) x 8'6" (2.59m) Double doors (solid teak) to, tiled floor, double doors to entrance hall

Entrance Hall

21'9" (6.63m) x 11'7" (3.53m) Feature winding concrete stairs to first floor with wrought iron banisters, tiled floor, coving, spotlights

Living Room

18'10" (5.74m) x 13'1" (3.99m) Feature fireplace, wooden floor

Sitting Room

26'11" (8.2m) x 13'2" (4.01m) Marble fireplace, wooden floor, centre lights

Kitchen

27'7" (8.41m) x 13'1" (3.99m) Fully fitted solid oak kitchen including built in cooker, hob, extractor fan, fridge freezer, dishwasher, electric oven with gas top and outset oak unit, centre island with breakfast country, belfast sink, granite worktops, tiled floor, inset tiling

Dining Room

21'8" (6.6m) x 13'1" (3.99m) Fitted fireplace, wooden floor, double doors to rear, coving, centre light, spotlights

Dining/Breakfast Room

16'5" (5m) x 13'1" (3.99m) Wooden floor, patio doors to rear

Utility Room

13'1" (3.99m) x 8'2" (2.49m) Fitted units, geothermal pump, sink unit, built in washing machine and dryer, tiled floor, inset tiling, door to side

Bedroom 6

18'8" (5.69m) x 13'1" (3.99m) Carpet to floor, en-suite off, toilet, wash hand basin, shower

First Floor

Landing/ Balcony

32'10" (10.01m) x 13'1" (3.99m) Solid oak floor, centre light, spotlights

Master Bedroom

22'10" (6.96m) x 13'1" (3.99m) Solid oak floor, walk-in-wardrobe off (13'1" x 7'4"), En-suite off, toilet, wash hand basin, shower

Bedroom 2

21'4" (6.5m) x 13'1" (3.99m) En-suite off, toilet, wash hand basin, shower

Bedroom 3

18'8" (5.69m) x 13'1" (3.99m) Wooden floor

Bedroom 4

17'0" (5.18m) x 13'1" (3.99m) Carpet to floor, shared en-suite off, toilet, wash hand basin, sink, shower

Bedroom 5

15'1" (4.6m) x 13'3" (4.04m) Carpet to floor, shared en-suite off, toilet, wash hand basin, sink, shower

Main Bathroom

13'8" (4.17m) x 13'1" (3.99m) Vanity unit with granite top, fully tiled, toilet, wash hand basin, bath, shower

Storage Area

Shelved out

Hotpress/ Airing Cupboard

Geothermal water tanks

Garage

Electric roller door, storage area overhead, electric to

Office

Wooden floor, independent access, under floor heating, electric, well insulated, potential to convert to residential accommodation



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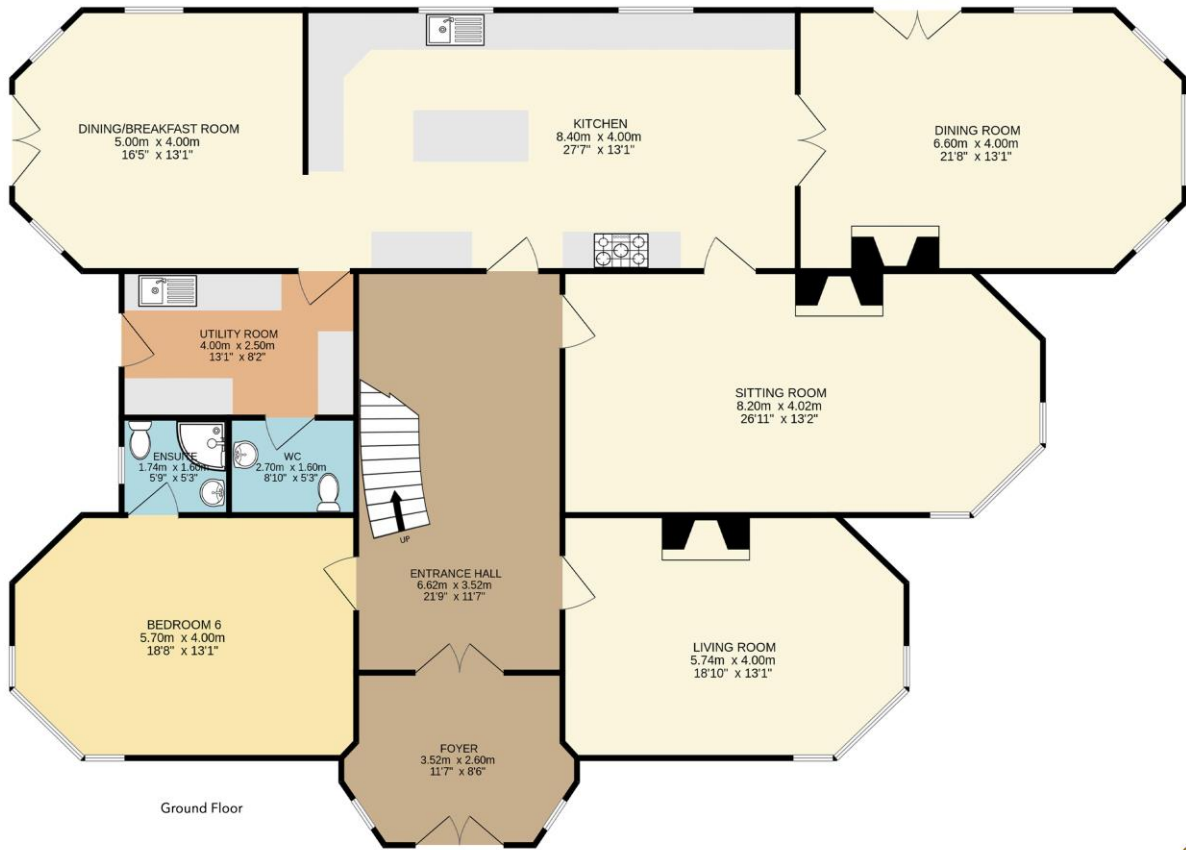
Bellanacarrow House, Athleague, Co. Roscommon F42 KA40

Approx. floor area: 420m² / 4521ft² | 6 | 6 | 3 | 24m² | 25m² | 1.20ac
 258ft² | 269ft² | 0.49ha

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.



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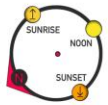
Ground Floor



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OTHER FEATURES

- Stunning Views of Sliabh Ban, Mote Park, Mount Mary & The River Suck
- Residence c. 4,521 Sq. Ft, Office/ Garage c. 527 Sq. Ft
- Electric Gates at Entrance to Driveway. Driveway aligned with six decorative lights
- Large Paddock to Front, Overall Site Area c. 1.20 Acres. Laid Lawns, Mature Hedging & Trees
- Roscommon 10 mins, Athlone 20 mins, Galway 60 mins, Dublin 100 mins
- Post & Rail Fencing on Boundaries
- Geothermal Heating, Underfloor Heating in House & Office
- Private Well Water. Water Softener System
- Fully alarmed, Camera System, Central Vacuum System (Beam) & Surround Sound
- All external walls have insulated slabbing internally

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