

For Sale

Lehery, Lanesboro, Co. Longford. N39 N564

| Detached



BER B3



Price Region: Offers in Excess of €275,000

Attractive five bedroom bungalow residence in excellent condition with a floor area of c. 2,275 sq.ft, detached garage to side c. 333 sq.ft altogether standing on c. 0.64 Acres located adjacent to Lanesboro and conveniently located just a short drive from Longford, Ballymahon, Athlone and Roscommon Town. The residence boasts spacious living accommodation throughout with viewing highly recommended.

Accommodation includes entrance hall, sitting room, kitchen/dining room, utility, five bedrooms with two of those being en-suites and main bathroom

Enquiries and offers invited

To arrange a 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

Porch

9'5" (2.87m) x 5'11" (1.8m) Double doors to, ceramic tile floor, coving

Hallway

40'6" (12.34m) x 17'11" (5.46m) Wooden floor, coving

Kitchen/Dining Room

31'11" (9.73m) x 12'7" (3.84m) Wooden/tiled floor, coving, sliding door to side, fully fitted kitchen incl. range, electric hob & over, extractor fan, fridge-freezer, dishwasher

Sitting Room

16'3" (4.95m) x 14'7" (4.45m) Wooden floor, coving, open fireplace

Utility

12'7" (3.84m) x 7'10" (2.39m) W.C. off 6'5" x 3'7", ceramic wooden effect tiled floor, washing machine & dryer, door to rear

Bedroom 1

14'7" (4.45m) x 14'10" (4.52m) Wooden floor, fitted wardrobes, En-suite off 10' x 4'11"

Bedroom 2

13'11" (4.24m) x 11'7" (3.53m) Wooden floor, coving, fitted wardrobes

Bedroom 3

14'7" (4.45m) x 11'7" (3.53m) Wooden floor, coving, fitted wardrobes with wash hand basin

Bedroom 4

11'7" (3.53m) x 10'8" (3.25m) Wooden floor, coving, fitted wardrobes, En-suite off 5'7" x 5'7"

Bedroom 5

11'7" (3.53m) x 10'6" (3.2m) Wooden floor, coving

Bathroom

11'7" (3.53m) x 7'5" (2.26m) Wet room, fully tiled, shower, toilet, wash hand basin, bath

OTHER FEATURES

- Spacious living accommodation c. 2,275 sq.ft
- Ready for Occupancy
- Detached Garage to side c. 333 sq.ft
- Laid lawns, large garden to front & rear
- Overall site area c. 0.64 Acres
- Oil fired central heating
- Ideal location







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Approx. floor area
 211m² / 2275ft²
 5
 3
 32m²
 333ft²

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.

