

# For Sale

`Solas Bhríde`, Cloonsellan, Ballymurray,  
Co. Roscommon. F42 NX81

**Detached**



## **Price Region: Offers in Excess of €395,000**

Luxurious four bedroom bungalow residence in excellent condition throughout with a floor area of c. 2,067 sq.ft The residence stands on a large mature site, c. 0.88 Acres with detached garage and modular garden room to rear.

Accommodation includes entrance hall, sitting room, kitchen/dining room, family room, utility room, four bedrooms in all with two en-suites and main bathroom

Viewing comes highly recommended and is strictly by appointment only with the auctioneer.

Enquiries and offers invited.

**For further details, contact DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

47'9" (14.55m) x 18'9" (5.72m)

**Sitting Room**

20'4" (6.2m) x 14'4" (4.37m)

**Kitchen/Dining Room**

25'7" (7.8m) x 13'1" (3.99m)

**Family Room**

17'0" (5.18m) x 11'2" (3.4m)

**Utility Room**

13'1" (3.99m) x 9'0" (2.74m)

**Bedroom 1**

En-suite off 7'6" x 3'6"

**Bedroom 2**

14'4" (4.37m) x 11'2" (3.4m)

**Bedroom 3**

13'1" (3.99m) x 12'6" (3.81m) En-suite off

**Bedroom 4**

13'1" (3.99m) x 11'5" (3.48m)

**Bathroom**

13'1" (3.99m) x 6'4" (1.93m)

**OTHER FEATURES**

- Mature private site - c. 0.88 Acres
- Detached double Garage (6.7m x 5.4m and 6.7m x 3m) and Modular Garden Room to Rear
- Traditional stone wall to front, cast iron entrance gates
- Mature hedging/trees on all boundaries
- Tarmacadamed driveway - extends around house
- Range of flowers & shrubbery beds
- Oil fired central heating
- Spacious living accommodation, c. 2,067 sq.ft
- Ideal location, Roscommon Town c. 6 km, Athlone M6 Motorway c. 24km
- Residence in show house condition



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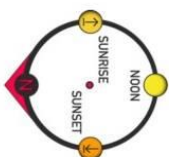




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Approx. floor area  
192m<sup>2</sup> / 2067ft<sup>2</sup>

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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