



CALLAGHAN AUCTIONEERING

• AUCTIONEERS • ESTATE AGENTS • VALUERS •

TARMON CASTLEREA, F45 P281 '*Ex Teachers Residence*'

Traditional Style Detached 4 Bedroom (1ensuite) Family Home with Large Garden Area



Price Guide €130,000

- The property commands an imposing, southfacing setting, c. 3miles from Castlerea town
- Original property which was home to the School Principal in the neighbouring Tarmon National School

REF: CR567S

The Square, Castlerea, Co. Roscommon

Tel/ Fax: 094 96 20102

Web: www.callaghanauctioneering.com E-mail: info@callaghanauctioneering.com

TARMON CASTLEREA, F45 P281 'EX TEACHERS RESIDENCE'
Traditional Style Detached 4 Bedroom (1ensuite) Family Home with Large Garden Area

BER: G

BER No: 114562390



Accommodation

Ground Floor

Reception Area: 2.43 x 1.53

Carpet floor, radiator

Sitting Room: 5.47 x 3.29

Coved ceiling, brick effect fireplace with back boiler, carpet floor, radiators, power points, T.V. point

Living Room: 5.44 x 3.14

"Hamco 2000" oil fired cooker, linoleum floor covering, integrated display cabinet & bookshelving, power points

Bedroom 1: 4.55 x 3.59

Master Ensuite

Double Window, carpet floor, radiator, power points, fitted wardrobe with radiator. Ensuite shower (MIRA ELITE) with toilet & wash hand basin.

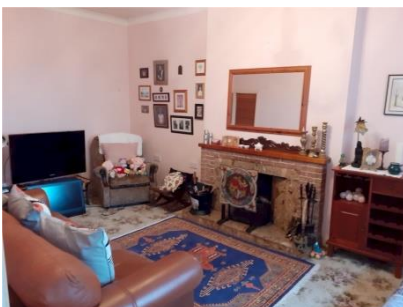
Kitchen/Dining Room:

5.13 x 3.50

Fitted floor & eye level units, twin basin sink unit, tiled floor, part-tiled walls, dishwasher point, power points, radiator

Utility: 3.51 x 1.62

Single drain sink, eye level units, washing machine point, tiled floor, part-tiled walls, power points





First Floor

Landing Area: 1.79 x 1.53
Carpet floor, telephone point

Bedroom 2: 4.20 x 3.19
Carpet floor, radiator, power points

Bedroom 3: 4.24 x 2.71
Carpet floor, radiator, power points

Bedroom 4: 3.42 x 2.75
Timber floor, radiator, power points

Bathroom: 3.32 x 2.28
3piece suite (white) Carpet floor, radiator,
part-tiled walls



Features:

- Southfacing aspect
- Double glazed stainless steel windows & doors
- Solid construction
- Oil fired central heating
- Floor Area c. 163.58m² (c. 1760ft²)



Outside:

- Site area c. 0.5 acres laid out in lawns with mature hedging, shrubberies and trees
- Paved footpaths and tarmac drives
- Separate pedestrian and vehicular accesses
- Domestic garden/fuel shed
- Stone faced front wall



Additional Information

A notable property which was formally the residence of the local National School Principal in the neighbouring Tarmon National School.

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Directions:

From Castlerea on the Ballintubber/Castleplunkett road,
Pass the Connacht Gold Shop on the left
Turn left at Lisliddy Cross, continue to take next left
Proceed to the 1st house on the right



Disclaimer:

Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

- (i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Callaghan Auctioneering or the vendor has any authority to make or give representation or warranty whatsoever in relation to this development.