

CALLAGHAN AUCTIONEERING

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Aughalour

Loughglynn, F45 RP27

Modern & Spacious 4 Bedroom Detached Bungalow
On corner site c. 0.61 acres



Price Guide €210,000

- This ready to walk into property is presented in a pristine condition throughout c. 2.5kms from Loughglynn Village & c. 8.5kms from Castlerea
- Attic area ideal for conversion to office/study/bedroom

REF: CR572S

The Square, Castlerea, Co. Roscommon

Tel/ Fax: 094 96 20102

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

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Modern & Spacious 4 Bedroom Detached Bungalow On corner site c. 0.61 acres

Accommodation

Reception: 4.09 x 2.40

Solid timber floor, radiator, power points, telephone point

Hallway: 11.16 x 0.98

Solid timber floor, radiator, power points

TV Lounge/Reading Room: 3.79 x 3.50

Antique style fireplace with solid surround, radiator, power points, TV point, solid timber floor

Sitting Room: 3.94 x 3.70

Antique style fireplace with solid surround, double doors from TV lounge, fitted mahogany cabinet, solid timber floor, wall lighting radiator, power points, TV point,

Kitchen/Dining Room 4.62 x 4.15

Solid fuel "Rayburn" cooker providing hot water & central heating double window, fitted floor & eye level oak units, double drain sink unit, integrated dishwasher, part-tiled walls, linoleum floor covering, telephone point, power points

Bedroom 1: 3.72 x 3.65

Fitted wardrobe, radiator, power points, telephone point, solid timber floor

Bedroom 2: 3.67 x 3.66

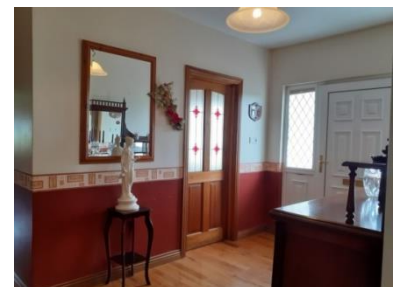
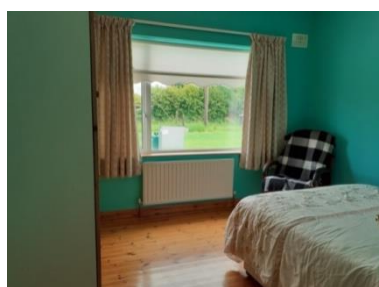
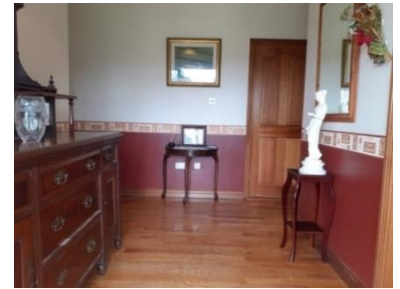
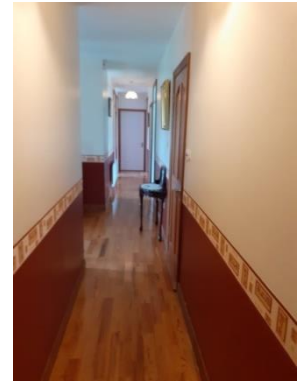
Fitted wardrobe, radiator, power points, solid timber floor

Bedroom 3: 3.65 x 3.50

Fitted wardrobe, radiator, power points, solid timber floor

Bedroom 4: 3.50 x 3.46

Fitted wardrobe, radiator, power points, solid timber floor



Bathroom: 3.47 x 2.08

3 piece suite (white) with shower attachment, tiled walls, tiled floor, radiator

Shower Room: 2.12 x 0.96

“MIRA” electric shower, tiled walls, tiled floor, radiator

Utility: 2.84 x 2.60

Fitted floor & eye level units, washing machine point, power points, linoleum floor covering,

Toilet: 2.16 x 1.19

With wash hand basin, radiator, linoleum floor covering,

Hotpress: walk-in, shelved, immersion

Attic: 13.61 x 4.12

Accessed by folding attic stairs, floored suitable for conversion to office/study/bedrooms

BER: D1

BER No: 112779418

Features:

- Dual control central heating – oil & solid fuel
- PVC double glazed windows & doors
- Tastefully decorated throughout
- New septic tank treatment system
- Floor area c. 200m² (c. 2150ft²)
- Solid Construction

Outside:

- The property is on a corner site c. 0.61 acres laid out in lawns, concrete/tarmac drive & paths and part surrounded by hedging
- Separate pedestrian & vehicular accesses

Viewing: Immediate viewing recommended & by prior appointment with the Sole Agents

Directions: From Castlerea on the Loughglynn route, c 8km take the road left at the crossroads; proceed to the 2nd house on the left

Disclaimer:

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

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