



CALLAGHAN AUCTIONEERING

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Clooncoundra Castlerea F45 N402 “Dunroamin”

Modern Style 2 Bedroom Detached Bungalow with
Integrated Garage on Grounds c. 1 acre



Price Guide €75,000

- The property has been vacant for some time & requires refurbishment throughout
 - Solid construction with excellent potential
- Peaceful country location off the Castlerea/Ballinlough road (N60)
- Range of nearby scenic walks and c. 2 miles from Lake O’Flynn
 - Option on adjoining lands totalling c. 9 acres

REF: CR579S

The Square, Castlerea, Co. Roscommon

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Clooncoundra, Castlerea F45 N402, "Dunroamin"
Modern Style 2 Bedroom Detached Bungalow with Integrated Garage on Grounds c. 1 acre

Accommodation

Reception: 1.97 x 1.39

Tiled floor, pine ceiling

Hallway: 9.39 x 1.14

Carpet floor, radiator, power points

Sitting Room: 8.09 x 3.58

Front to back, triple window, coved ceiling, carpet floor, marble fireplace, wall lighting, power points, radiators

Kitchen/Dining: 3.36 x 3.06 + 6.39 x 2.43

"L" shaped, fitted floor & eye level units, French doors to rear garden, tiled floor, part-tiled walls, "Tirolia" solid fuel cooker, power points, washing machine point, electric cooker point

Bedroom 1: 3.37 x 2.89

Marble fireplace, electric storage heater, power points, linoleum floor covering

Bedroom 2: 4.10 x 3.66

Carpet floor, power points, radiator

Bathroom: 2.19 x 2.02

4 piece suite (white) including shower, tiled floor, tiled walls, radiator

Hotpress: walk-in, immersion

Garage: 8.27 x 2.97

Integrated domestic garage ideal for conversion to ensuite bedroom

BER: G BER No: 116236548



Features:

- Solid Construction
- Single glazed hardwood windows & doors
- Electric storage heating
- Mains water, electric & septic tank
- Option on adjoining lands totalling c. 9 acres

Outside:

- Total site area c. 1 acre
- Enclosed front garden area
- Concrete drive & paths

Directions:

From Castlerea on the Ballinlough Road (N60) c.4 kms take the road right L6537, continue c. 2kms to the property on the left

EIRCODE: F45 N402

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Option on adjoining lands c. 9 acres

- These lands adjoin the bungalow and across the road with independent accesses.
- The said lands are a mix of grasslands and bog

Price Guide €48,000

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