

CALLAGHAN AUCTIONEERING

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BALLINDRIMLEY CASTLEREA F45 XN65

*Most Attractive 3 Bedroom (1 Ensuite) Detached
Bungalow with Outbuildings & Gardens*



PRICE GUIDE €200,000

This ready to walk into property has been totally renovated/refurbished throughout and is located in one of the most sought after residential areas of Castlerea town.

REF: TR363S

The Square, Castlerea, Co. Roscommon

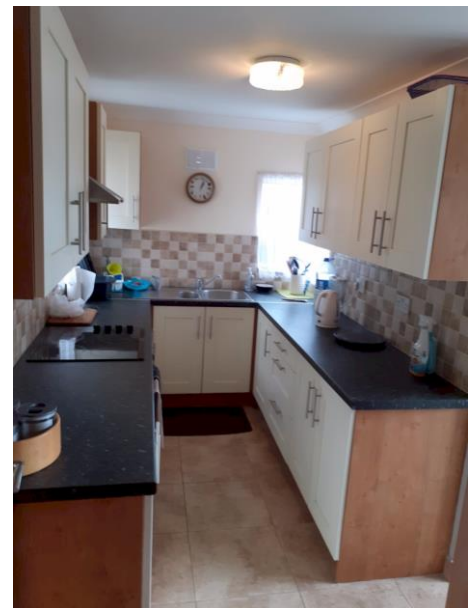
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Ballindrimley, Castlerea
Most Attractive 3 Bedroom (1 Ensuite) Detached Bungalow
with Outbuildings and Gardens. F45 XN65

Accommodation

- Entrance Hall:** 3.75 x 1.77 “L” shaped, tiled floor, radiator.
- Sittingroom:** 4.14 x 3.29 Antique style pine fireplace, timber floor, radiator, power points, T.V. point
- Diningroom:** 4.30 x 3.00 Feature bay window, tiled floor, radiator, power points.
- Hotpress:** With immersion.
- Kitchen:** 3.90 x 2.22 Fitted floor and eye level units, tiled floor, part tiled walls, electric cooker, power points.
- Utility:** 2.63 x 1.23 Tiled floor, part tiled walls, radiator, washing machine point, power points.
- Bedroom 1:** 3.65 x 3.64 **Master Ensuite**
Fitted wardrobe, radiator, power points, carpet floor.
- Bedroom 2:** 3.84 x 3.09 Fitted wardrobe, radiator, power points, carpet floor.
- Bedroom 3:** 3.66 x 2.80 Carpet floor, radiator, power points
- Lounge/Games Area:** 3.07 x 2.86 Fitted floor, radiator.
- Shower Room:** 2.04 x 2.01 With toilet and wash hand basin, tiled floor, part tiled walls, “Mira” electric shower.
- Attic:** Storage area, accessed via folding attic stairs
- BER: E1** **BER No: 111500310**



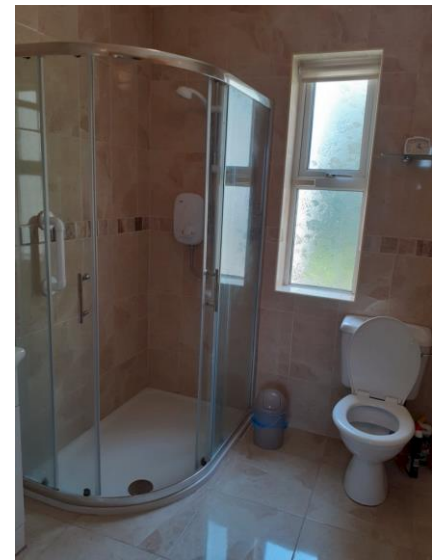


Features

- Floor Area 113m²
- Tastefully painted and decorated throughout.
- Coved ceilings.
- Oil fired central heating.
- PVC double glazed windows and doors.
- 4 Panel oak internal doors, skirting & architraves

Outside

- Enclosed front & rear garden areas
- Tarmac drive and concrete paths.
- Domestic garage and fuel store.
- Pet enclosure



Viewing

Immediate viewing recommended and by prior appointment with the Sole Agent.

Directions:

From our office, proceed down Main Street, take the right turn @ Hell's Kitchen Pub and continue to the bungalow on the right immediately after the road right for Tarmon & before the 60km sign. **Eircode: F45 XN65**





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.