

CALLAGHAN AUCTIONEERING

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Cloonchambers Castlerea F45XT93

Detached 3 bedroom Country Bungalow
On Grounds c. 0.3 Acres



Price Guide €70,000

- The property has been vacant for some time and requires refurbishment
 - Peaceful country location off the Castlerea/Kilkelly road
c. 1 mile from Castlerea Town
 - Option on adjoining lands totalling c. 11 acres

REF: CR586S

The Square, Castlerea, Co. Roscommon

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Cloonchambers, Castlerea F45 XT93
Detached 3 Bedroom Country Bungalow on Grounds c. 0.3 Acres

Accommodation

Entrance Hall: 3.80 x 1.49 & 4.27 x 0.95

Part-tiled floor

Sitting Room: 4.46 x 3.49

Timber floor, marble fireplace

Kitchen/Dining: 3.97 x 3.49

Solid fuel "Stanley" Range, concrete floor, fitted units

Bedroom 1: 4.51 x 3.26

Marble fireplace, fitted wardrobe, power points, concrete floor

Bedroom 2: 3.73 x 2.73

Concrete floor, open fire, power points

Bedroom 3: 2.69 x 2.68

Concrete floor, power points

Bathroom: 2.81 x 2.57

2 piece suite(white), concrete floor

Utility: 2.58 x 2.58

Concrete floor

BER: G BER No: 116671215



Features:

- Solid construction with excellent potential
- Range of nearby scenic walks and fishing lakes
- Single glazed hardwood windows & doors
- Mains water, electric & septic tank
- Floor Area c. 93.8m² (c. 1009.7ft²)
- Option on adjoining lands totalling c. 11 acres



Eligible for the Vacant Property Refurbishment Grant subject to terms & conditions

Outside:

- Enclosed front garden area laid out in lawn
- Separate pedestrian & vehicular accesses
- Concrete paths



Directions:

From Castlerea take the Cloonbonniffe road, opposite Áras Naomh Chaoláin (Ex Don Arms Hotel), continue to take the 1st road left and proceed to the 3rd house on the left

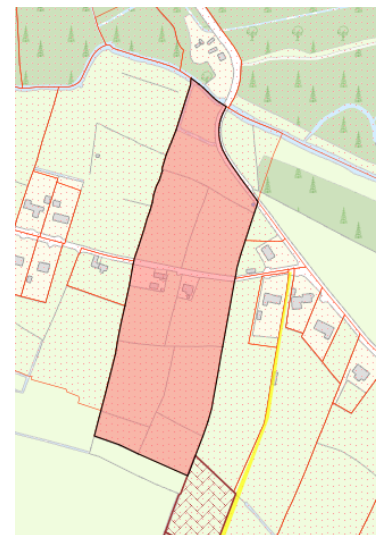
EIRCODE: F45 XT93

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Option on adjoining lands c. 11 acres

- These lands adjoin the bungalow and across the road with independent accesses.
- The lands across the road have the benefit of double road frontage and extends to the River Suck
- The said lands are a mix of grasslands and bog
- Included on the lands is a 2-bay hayshed and storage shed



Price Guide €63,000

Disclaimer:

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