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## WILLIAMSTOWN ROAD CASTLEREA F45 AN81

Modern & Spacious 4 Bedroom Detached  
Bungalow with Gardens c. 0.32 acres



**Price Guide €210,000**

**This ready to walk into property is presented in pristine condition  
Excellent location less than c. 1.5 miles from Castlerea  
town centre and fronting onto the main  
Castlerea to Williamstown/Galway route**

**REF: TR444S**

**The Square, Castlerea, Co. Roscommon**

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**WILLIAMSTOWN ROAD, CASTLEREA F45 AN81**  
**Modern & Spacious 4 Bedroom Detached Bungalow with Gardens c. 0.32 acres**

**Accommodation**

**Entrance Hall:** 3.39 x 1.33 x 7.62 x 0.97

“L” shaped, laminated floor, radiators, power points, fitted unit

**Sitting Room:** 4.01 x 3.92

Antique style fireplace with solid surround, and back boiler providing hot water and central heating, double window, wall lighting, power points, TV point

**Living/Dining Room:** 5.39 x 3.92

Double window, laminated floor, wall lighting, radiator, power points

**Kitchen:** 3.43 x 2.99

Fitted floor & eye level units, integrated oven/hob/fridge/freezer, part-tiled walls, washing machine point, dishwasher point, power points, linoleum floor covering





**Bedroom 1: 4.25 x 3.02**

Radiator, power points, laminated floor

**Bedroom 2: 3.83 x 2.80**

Radiator, power points, laminated floor

**Bedroom 3: 3.76 x 2.74**

Radiator, power points, carpet floor

**Bedroom 4: 3.73 x 2.74**

Radiator, power points, carpet floor

**Bathroom: 3.05 x 1.50**

3-piece suite (white) includes "MIRA" electric shower, tiled walls, tiled floor, radiator

**Toilet: 3.10 x 2.99**

With wash hand basin, radiator, linoleum floor covering

**Hotpress:** Walk-in, shelved, immersion

**BER: D1 BER No: 112309091**

**Features:**

- Dual control central heating, oil & solid fuel
- PVC double glazed windows & doors
- Carefully maintained throughout
- Floor area c. 120 m<sup>2</sup>
- Solid construction
- Mains water, electric, sewerage
- Broadband

**Outside:**

- The property is on an enclosed site c. 0.32 acres laid out in lawns
- Gravelled drive & concrete paths
- Double twin gated entrances
- New domestic steel garden shed





### **Viewing:**

Immediate viewing recommended & by prior appointment with the Sole Agents.

### **Directions:**

From Castlerea on the Williamstown/Galway route, proceed c. 1.5 miles to the property on the right.

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