



CALLAGHAN AUCTIONEERING

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61 TARMON MANOR CASTLEREA F45 XH90

**Modern 3 Bedroom (1 Ensuite) Mid Terrace
Townhouse with Front Tarmac Carport and
Enclosed Rear Concrete Yard & Garden**



PRICE GUIDE €180,000

**A well-located property within walking distance of all town amenities
The property is tucked away and overlooks
a carefully maintained green area**

REF: TR446S

The Square, Castlerea, Co. Roscommon

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61 Tarmon Manor, Castlerea
Modern 3 Bedroom (1 Ensuite) Mid Terrace Townhouse with
Front Tarmac Carport and Enclosed Rear Concrete Yard.

Accommodation

Ground Floor

Entrance hall:	6.57 x 1.83 Laminated floor, radiator, power points
Sitting Room:	5.07 x 3.28 Solid fuel stove, laminated floor, power points, T.V. point, radiator, French doors to kitchen/dining room
Kitchen/ Dining:	5.21 x 3.18 Fitted floor & eye level units, integrated oven & hob, tiled floor & part tiled walls, power points, electric cooker point, washing machine & dishwasher point, ceiling lighting Patio doors to enclosed rear garden
Toilet:	With wash hand basin
Understairs storage:	

First Floor

Landing Area:	Carpet floor, power points
Bedroom 1:	3.95 x 2.94: Master Ensuite Double window, laminated floor, radiator, fitted bedroom unit, power points
Bedroom 2:	3.11 x 2.92 Laminated floor, radiator, power points.
Bedroom 3:	3.14 x 2.10 Laminated floor, radiator, power points.
Bathroom:	2.70 x 1.96 3 piece suite (white) with shower attachment, tiled floor, part tiled walls, radiator
Hotpress:	Walk-in, shelved, immersion
BER: B3	BER No: 104802962



“Tarmon Manor” is a mixed style development with spacious layout off Tarmon Road, Castlerea and adjacent to all amenities.

Features

- PVC double glazed windows
- Oil fired central heating
- 6 panel internal doors

Outside

- Front tarmac carport
- Enclosed rear concrete yard & garden
- Domestic fuel shed



Viewing

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

Directions

From our office proceed down Main Street and turn right at “Hells Kitchen” pub onto Ballindrimley Road, take the 2nd right onto the Tarmon Road – the entrance to “Tarmon Manor” is on the right, follow the road keeping left to the property on the left.

Eircode: F45 XH90



Note:

We have not tested any of the fixtures, fittings apparatus, or services.

Interested parties must undertake their own investigation in the working order of these items

Measurements provided are approximate and photographs provided are only for guidance.

DISCLAIMER:

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

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