



CALLAGHAN AUCTIONEERING

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WILLIAMSTOWN ROAD CASTLEREA F45 DF85

“Charlottes Cottage”

**Most Attractive Two Storey 3 Bedroom Semi-Detached
Residence with Domestic Outbuildings and Large Garden**



PRICE GUIDE €150,000

- Established property on the Williamstown Road which has been carefully maintained and upgraded throughout
- The property is a short c. 15-minute stroll from Castlerea town centre

Ref. TR447S

The Square, Castlerea, Co. Roscommon

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**“Charlottes Cottage”, Williamstown Road, Castlerea. F45DF85.
Most Attractive Two Storey 3 Bedroom Semi-Detached Residence
with Domestic Outbuildings and Large Garden**

Accommodation

Ground Floor

Entrance Hall:	4.45 x 1.86 Radiator, power points, tiled floor, understairs storage.
Sitting Room:	4.59 x 3.13 Solid fuel stove, radiator, power points, TV point, laminated floor.
Kitchen/ Dining Room:	4.56 x 2.78 Fitted floor & eye level units, “Stanley” solid fuel cooker providing hot water and central heating, tiled floor, part-tiled walls, power points, electric cooker point.
Utility:	2.45 x 2.11 Radiator, washing machine point, wall shelving, lineoleum floor covering.
Shower Room:	1.77 x 1.64 “MIRA” electric shower, toilet, wash hand basin, tiled floor, part tiled walls.

Original staircase leading to:

First Floor

Landing Area:	3.29 x 1.17 Carpet floor, radiator, power points.
Bedroom 1:	3.29 x 2.81 Timber ceiling, carpet floor, radiator, power points.
Bedroom 2:	3.81 x 3.31 Timber ceiling, carpet floor, radiator, power points.
Bedroom 3:	4.58 x 2.28 Timber ceiling, power points, carpet floor.
Hotpress:	Shelved, immersion.
BER: E2	BER No: 110314416



Outside:

- The property is accessed via front walled surround with concrete surface.
- Enclosed gravel yard at the rear, domestic garage, garden shed, fuel sheds and glasshouse.
- West facing lawned rear garden (approx. 150 feet).
- Separate pedestrian and vehicular accesses

Features

- PVC double glazed windows & doors
- Original internal doors, architraves and staircase
- Dual control central heating – oil & solid fuel
- Valuable Turbary rights @ Kye bog

The property is a short c. 15 minute stroll from Castlerea town centre, a town which can accommodate for everyday requirements with excellent schools, shops, town park, Church, transport and sporting facilities.

Viewing

Highly recommended & strictly by prior appointment with the Sole Agents.

Directions

From Castlerea on the Williamstown Road, pass Lidl and cross the Railway Bridge to the property on the right.

Eircode: F45 DF85

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:

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