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“THE RESIDENCE” KILMOVEE F45 PK58

**Traditional Style Detached 5 Bedroom (1 ensuite)
Family Home with Outbuildings on Grounds c. 9.02 Acres**



Price Guide €287,000

**The property commands an imposing, southfacing setting, set back
from the road adjacent to Kilmovee Village
Original property which was home to the School Principal in the
neighbouring Kilmovee National School
Knock Airport c. 12 kms**

REF: CR610S

ipav | Institute of Professional
Auctioneers & Valuers

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LICENCE NUMBER 001222



THE RESIDENCE, KILMOVEE. F45PK58
Traditional Style Detached 5 Bedroom (1 ensuite) Family Home on Grounds c. 9.02 Acres

Accommodation

Ground Floor

Reception Area/Hallway: 4.10 x 3.14

Carpet floor, fitted units, wall lighting, radiator

Sitting Room: 3.55 x 3.54

Solid fuel stove, fitted units, wall lighting, carpet floor
power points, T.V. point

Living Room: 5.22 x 3.73

Fitted floor & eye level units, linoleum floor covering, washing machine
point, patio doors to patio area, power points

Bedroom 1: 4.55 x 3.59 **Master Ensuite**

Carpet floor, fitted wardrobe unit, coved ceiling,
Ensuite walk in shower (Triton) with handrails, toilet &
wash hand basin, hot towel rail, tiled floor & walls

Kitchen/Dining Room: 3.72 x 3.09

Fitted floor & eye level units, twin drain sink unit, part-
tiled walls, linoleum floor covering, dishwasher point,
power points, radiator

First Floor

Landing Area: Extends over 2 levels

Carpet floor, fitted unit, sky light, wall lighting, radiator

Bedroom 2: 4.20 x 3.19

Carpet floor, radiator, power points

Bedroom 3: 3.62 x 2.38

Carpet floor, radiator, power points

Bedroom 4: 4.39 x 2.64

Carpet floor, radiator, power points

Bedroom 5: 4.36 x 3.08

Carpet floor, radiator, power points

Bathroom: 3.57 x 2.72

4 piece suite including "MIRA" electric shower, linoleum floor covering,
hot press/linen cupboard







Features:

- Delightful period residence dating back to the early 1900s, the property has retained its original charm & elegance with carefully planned upgrades
- Offers a perfect balance of rural tranquillity and everyday convenience just a 5-minute walk to Kilmovee Village and all its amenities, Community/Heritage/Family Resource Centre, Church, Shop, Pub, Astro Turf, Loop walk, GAA Pitch & Swimming Pool
- C. 7.4kms to Urlaur Abbey & Lake, 8.5kms to Ballaghaderreen & 12kms to Knock Airport
- Oil fired central heating supplemented by a solid fuel stove
- Southfacing aspect
- Solid construction
- Floor Area c. 168.97m² (1818ft²)
- Mains water and sewerage, electric
- Broadband Available



Outside:

- The property is set back from the road and approached by a private drive
- Total Site area c. 9.02 acres in one plot part laid out in lawns with beautifully landscaped gardens
- “Paradise like” wooded area made up of Irish woodland native trees, flora, fauna & walking trails
- Double garage, open shed, workshop, glass house, toilet with whb



Offers will be considered as follows:

Option A: House and c. 9.02 acres, €287,000

Option B: Lot 1, House and c. 5.12 acres, €255,000

Option C: Lot 2, Additional land c. 3.90 acres, €32,000

Description of Lot 2, Adjoining Lands of c. 3.90 acres

The lands are in one plot and with the benefit of double road frontage.
These lands are a mixture of farmlands and woodlands.

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Directions:

From Ballaghaderreen on the Castlerea Road take the Kilmovee road and continue c 6.5 kms to the property on the right.

EIRCODE: F45PK58

Legal:

Brian O'Connor Esq, P. Desmond O'Connor & Son, Solicitors, Ballaghaderreen, Co Roscommon

Note:

We have not tested any 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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