

CALLAGHAN AUCTIONEERING

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LISDRUMNEIL FAIRYMOUNT F45 AE13

**Most Attractive 3 Bedroom Country Bungalow with
Domestic Outbuildings on Grounds c. 1.30 Acres**



PRICE GUIDE €225,000

**Excellent Location
Convenient to Fairymount, Castlerea & Ballaghaderreen
The property has been immaculately maintained
and upgraded throughout**

REF: CR 612 S

ipav | Institute of Professional
Auctioneers & Valuers

**The Square, Castlerea, Co. Roscommon, F45 VW83
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LICENCE NUMBER 001222



LISDRUMNEIL, FAIRYMOUNT F45 AE13

Most Attractive 3 Bedroom Country Bungalow with Domestic Outbuildings on Grounds c. 1.30 Acres

Accommodation

Hallway: 6.00 x 0.92

Carpet floor, radiator, power points

Sitting Room: 4.08 x 3.99

Coved ceiling, carpet floor, TV point, radiator, power points

Kitchen/Dining Room: 5.34 x 3.74

Double window, fitted floor & eye level units, single drain sink unit, dishwasher pint, electric cooker point, ceiling lighting, part-tiled walls, carpet floor, radiators

Bedroom 1: 4.26 x 3.02

Carpet floor, radiator, power points

Bedroom 2: 3.76 x 3.48

Carpet floor, radiator, power points

Bedroom 3/Study: 4.08 x 2.71

Ceiling lighting, carpet floor, radiator, power points

Bathroom: 2.80 x 2.61

4-piece suite (white) includes "MIRA" Elite electric shower, hot towel rail, tiled floor & walls, radiator, carpet floor, radiator, power points

Sunroom: 5.18 x 2.45

Part carpet/part tile floor, radiator, power points

Utility: 1.61 x 1.38

Washing machine point, electric points, radiator, power points

Toilet: 1.58 x 1.00

With wash hand basin, tiled floor

Hotpress: Shelved, immersion



BER No: 119847887

248.72 kWh/(m².y)





Features

- Peaceful country setting
- Immaculate condition throughout
- PVC double glazed windows & doors
- Mains water & septic tank
- Broadband
- Oil fired central heating
- Floor area 117.55m²



Outside

- Fully developed level lawned gardens
- Trees, hedging & shrubberies
- Domestic garage
- Fuel & garden shed
- Tarmac drive & concrete paths
- Site Area c.1.3 Acre



Viewing

Immediate viewing recommended and by prior appointment with the Auctioneers.

Directions

From Castlerea ton the Castlerea/Boyle Road c. 2 miles take the road right for Frenchpark, continue c. 2 miles and go straight through at the forked junction for Fairymount, pass through the crossroads and take the road left at the next crossroads after Fairymount school, proceed to the 4th house on the right.

Eircode: F45 AE13



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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- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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