

PSRA Licence No: 003201

FOR SALE
“LAMURA”
THE RISE
HODSON BAY
ATHLONE
CO. ROSCOMMON



Rare opportunity to acquire this beautiful and spacious 4 bedroom house situated in Hodson Bay, the highly regarded and sought after residential address in Roscommon.

The property stands on a 0.4 acre mature site, and is situated in a lovely countryside setting, with mature trees and hedging giving the garden a delightful and tranquil ambience. The location makes for an ideal family home: it is close to school, church, shops and within 5 minutes walk to Hodson Bay Hotel, Athlone Golf Club and the beautiful Lough Ree shoreline.

GPS coordinates: 53.2723N – 8.00W

PRICE REGION: €399,750

BER: C3

Accommodation	Dimension	Details
Entrance Hall	11 x 9 6"	Solid timber flooring.
Kitchen/Dining Room	25 x 13 	Tiled flooring, Solid white kitchen units, integrated dishwasher/fridge freezer, double doors to patio are, solid fuel stove.
Utility Room	12 x 10	Tiled flooring, Solid timber units, plumbed for washing machine & dryer.
W.C.	5 6" x 5 6"	Tiled flooring, with W.H.B.
Sitting Room	22 x 17 	Carpet flooring, Marble surround fireplace with solid fuel stove, bay window.
Bathroom (Wet Room)	12 x 9 	Tiled floor to ceiling, 3 piece suite, wet room shower.
Bedroom 1	27 x 16	Carpet flooring, fitted wardrobe, bay window, Ensuite off.
Bedroom 2	13 x 11	Timber flooring, fitted wardrobe.
Bedroom 3	12 x 9	Timber flooring, fitted wardrobe.

Bedroom 4/Playroom	16 x 11	Tiled flooring, double patio doors to side.
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Features:

- ❖ Oil fired central heating
- ❖ Double glazed PVC windows
- ❖ Garage
- ❖ Easy accessibility to town and motorway
- ❖ Countryside setting, but with the services of an urban area
- ❖ Large mature gardens, trees and hedging
- ❖ Stira stair to attic - part floored

