

PSRA Licence No: 003201

FOR SALE
BALLYBROGAN
LECARROW
CO. ROSCOMMON
F42 A240






Most impressive 4 bedroom (2 Ensuite) residence situated in an attractive countryside setting, with spectacular views over Lough Ree. This property has generous accommodation on the ground floor, while the first floor is floored out and plastered with 2 large rooms. It is a 10 minute drive from Athlone Town Centre.

Exceptional residence tastefully finished with quality flooring, kitchen tiling etc.

The Agent highly recommends viewing to truly appreciate both the setting and the property.

Price Region: €350,000

Accommodation	Dimension	Details
<i>Porch</i>	9 x 4	Timber flooring.
<i>Entrance Hallway</i>	18 x 7 	Timber flooring.
<i>Kitchen/Dining</i>	28 x 13 	Tiled flooring, fully fitted kitchen with island.
<i>Utility</i>	11 x 8	Tiled flooring, fully fitted units and worktop.
<i>Sun Room</i>	14 x 13 	Timber flooring, patio door to rear, French Doors to dining room.
<i>Sitting Room</i>	19 x 14 	Timber flooring, bay window, French Doors to dining room.

Bathroom	13 10' x 7 10' 	Tiled floor to ceiling, 4 piece suite, heated towel rail.
Bedroom 1	18 x 1 	Timber flooring, built in wardrobe, fully tiled Ensuite.
Bedroom 2	13 x 12	Timber flooring, built in wardrobe.
Bedroom 3	13 x 12	Timber flooring.
Bedroom 4	19 x 14 	Timber flooring, built in wardrobe, fully tiled Ensuite.

Features:

- ❖ Oil fired central heating
- ❖ Laid lawns to front and rear
- ❖ Detached garage
- ❖ Attic converted – 3 Velux windows
- ❖ Attic - 2 large rooms, Room 1: 24 x 20 Fully plastered and Room 2: 20 x 16