For Sale

"Castle Park House", Knockroe, Castlerea, Co. Roscommon. F45 XN50



Price: Offers Excess €395,000

DNG Ivan Connaughton are delighted to present `Castle Park House`, a distinguished four bedroom detached residence at Knockroe, Castlerea, Co. Roscommon, F45 XN50. Recently fully renovated to an exceptional standard and presented in showhouse condition, the home enjoys a mature woodland backdrop with the scenic walking trails of Castlerea Demesne to the rear. Castlerea town centre, swimming pool and railway station are all within walking distance.

The house is approached through an electric gated entrance with ample off-street parking. Its symmetrical façade, large windows and decorative metalwork around the entrance give the property a distinctive character.

Inside, a generous entrance hall leads to a bright front living room with a feature fireplace and inset stove. A separate study provides a dedicated space for working from home.

PSRA **Licence No. 004422**

Office: Main Street, Athleague, Co. Roscommon. F42 TW70
Tel: 090-6663700
Email: info@dngivanconnaughton.ie

The contemporary fitted kitchen features a central island with breakfast seating, twin built-in ovens and a glazed tiled splashback. A wide opening connects the kitchen to the dining room, creating a sociable space for family meals and entertaining. A walk-in pantry with fitted shelving, a laundry area and a guest WC complete the ground floor.

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Upstairs, a bright landing leads to four bedrooms. One bedroom benefits from a fitted dressing room and an en-suite shower room. The family bathroom features a freestanding bath and a separate shower enclosure, with access from both the landing and one of the bedrooms.

A lower-level plant/storage room extending to c. 228 sq. ft sits beneath the ground floor and houses the heating system. To the rear, the detached double garage extends to c. 291 sq. ft. It offers space for storage, with scope to adapt it as a home gym, office or hobby space, subject to any necessary approvals.

The convenint location of the residence makes it easy to walk into Castlerea for shops, cafés and everyday services, while the Demesne`s tree-lined trails offer a scenic setting for a morning run or an evening stroll close to home.

Castle Park House offers a setting that is as appealing as the home itself.

Viewing is highly recommended.
For further details or to arrange a viewing, please contact DNG Ivan Connaughton on 090-6663700

OTHER FEATURES

- Fully renovated and in showhouse condition
- Oil fired central heating
- Triple Glazed windows
- Castlerea Demesne woodland trails on your doorstep
- Spacious rear garden
- Detached double garage
- Electric gated driveway with off street parking
- Lower-level plant/storage room
- Walking distance to town centre and railway station













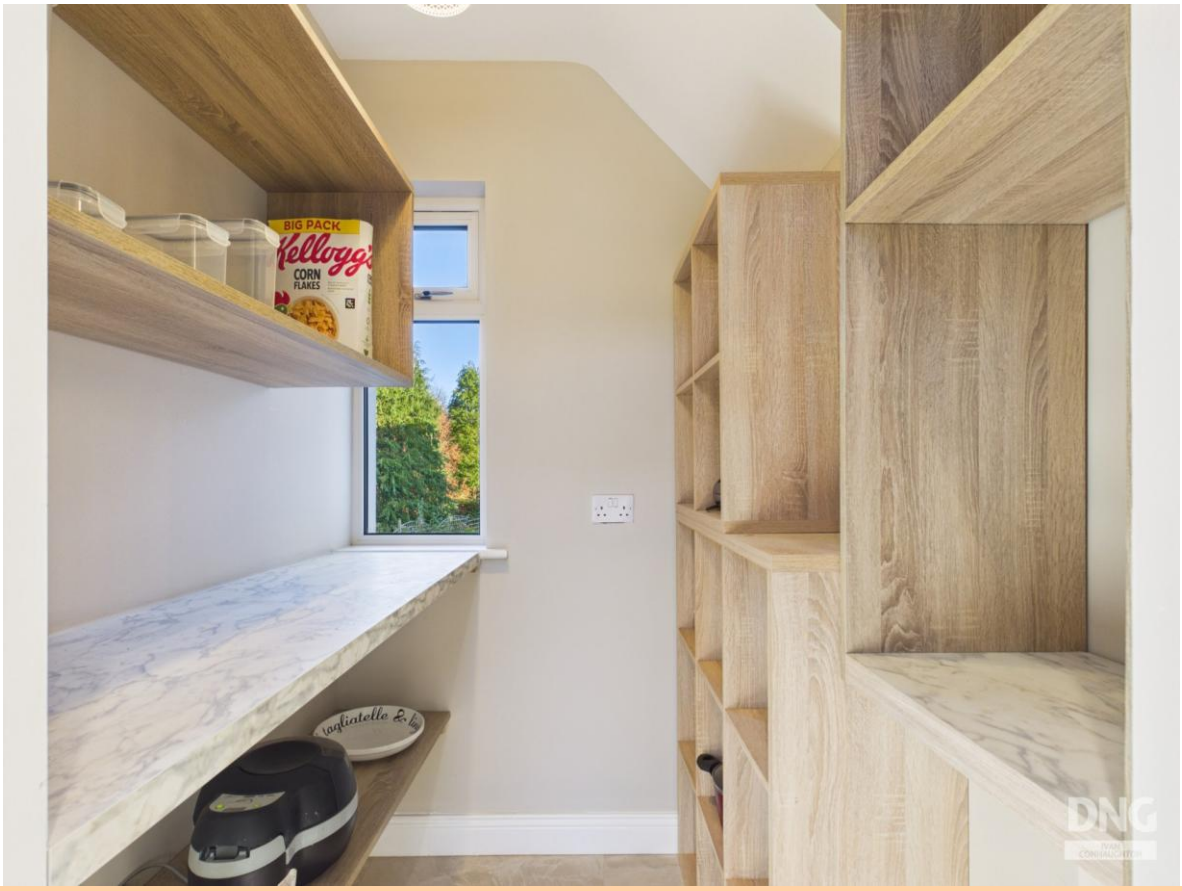





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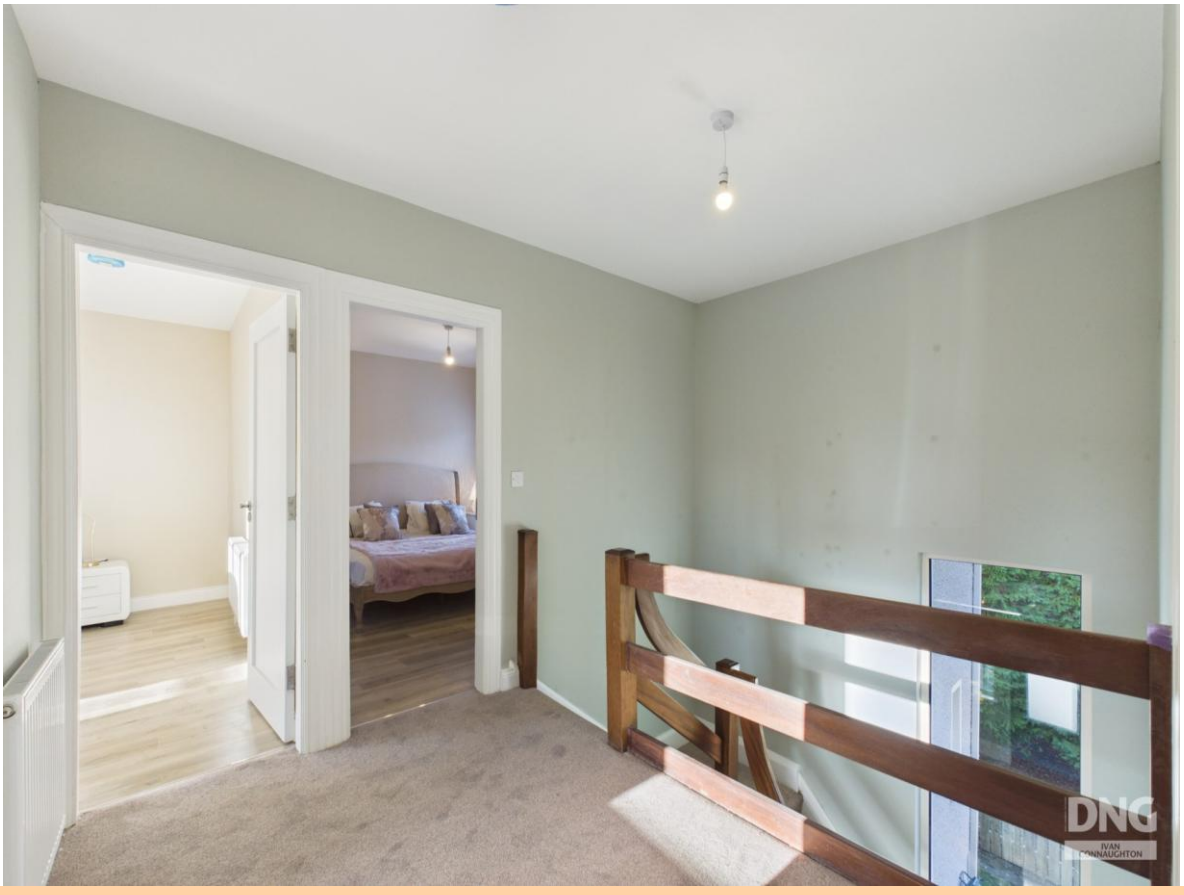



BIG PACK
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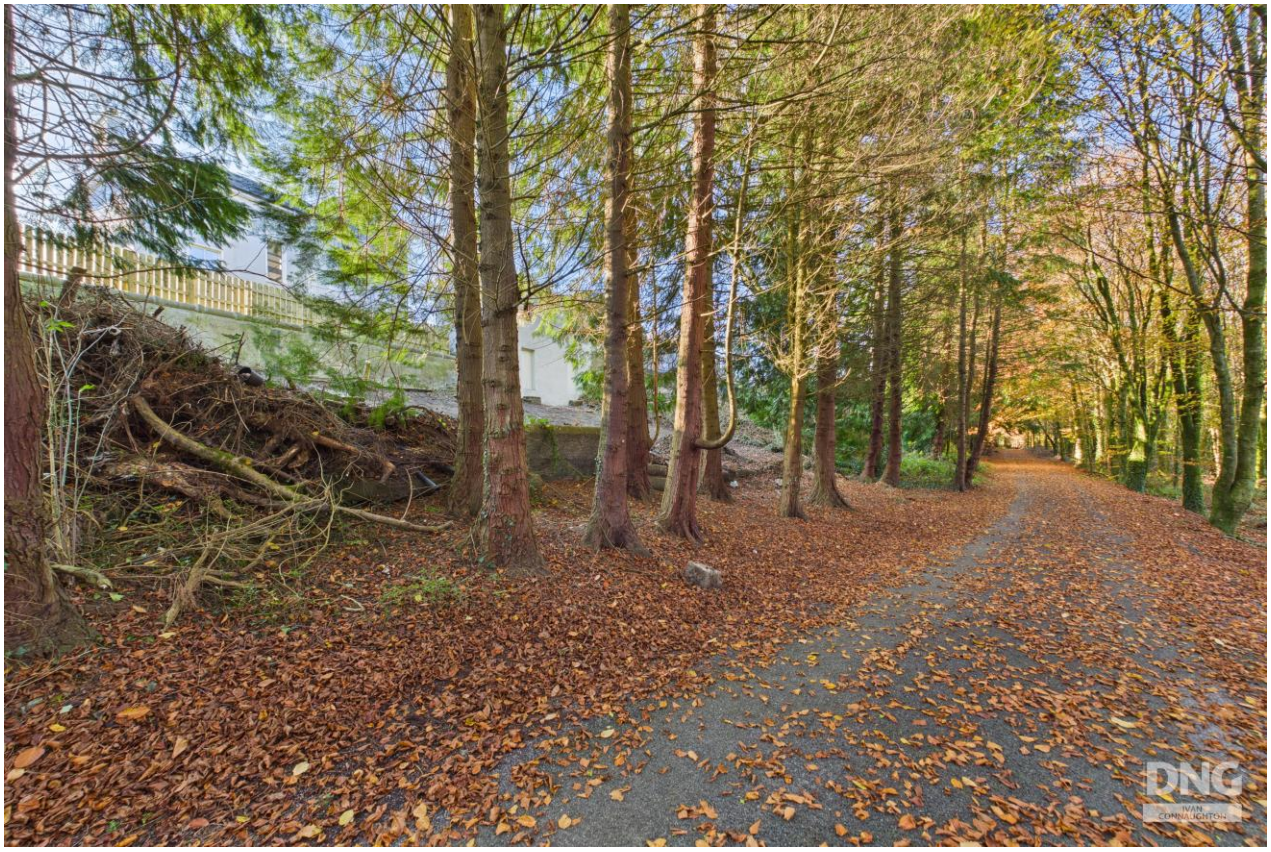
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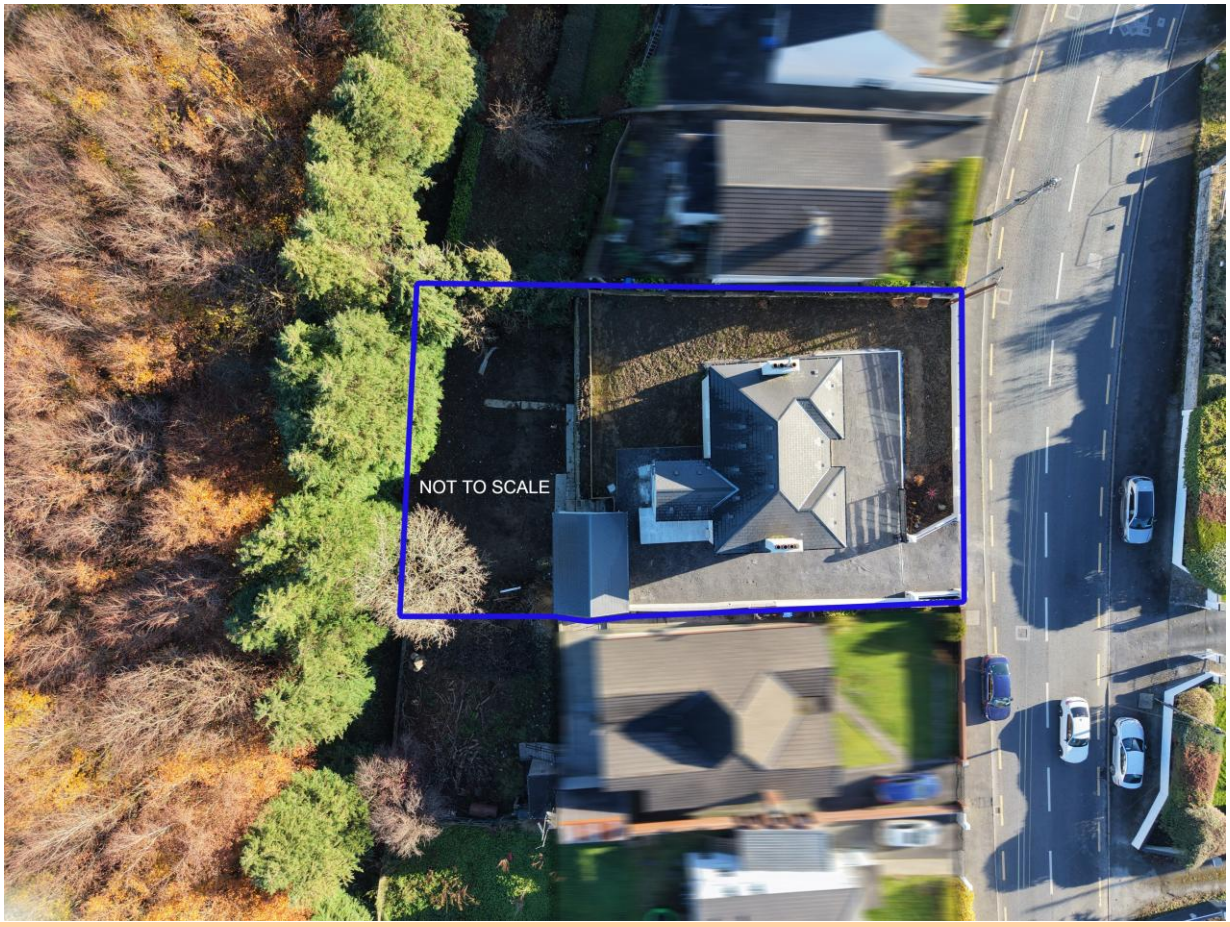


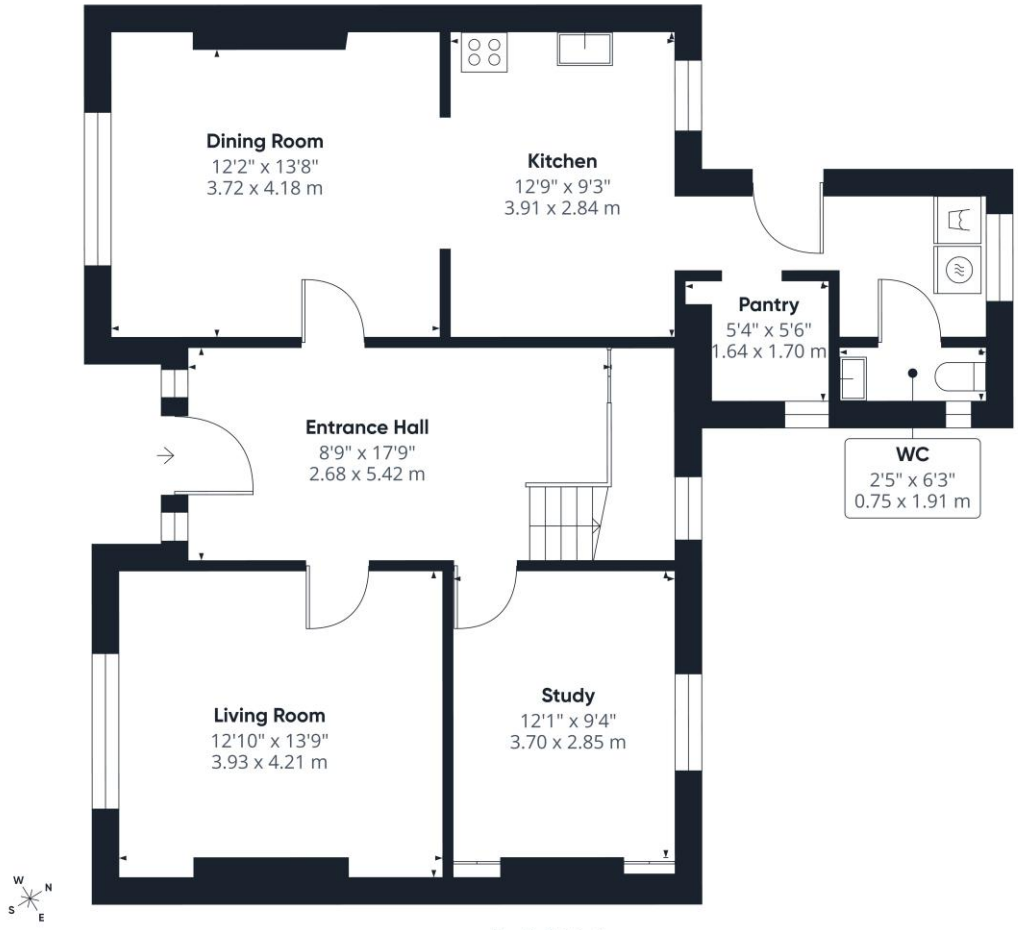









NOT TO SCALE



Floor 0 Building 1

DNG IVAN CONNAUGHTON

Approximate total area(1)

877 ft²

81.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

DNG IVAN CONNAUGHTON

Approximate total area(1)

792 ft²

73.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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