

For Sale

Carrowreagh Road, Athleague Village,
Co. Roscommon. F42 RC99



Price Region: Offers in Excess of €275,000

DNG Ivan Connaughton are delighted to present this superb four bedroom detached bungalow to the market, ideally situated within Athleague Village, Co. Roscommon. F42 RC99

Occupying a beautifully maintained and mature site, this impressive residence is presented in excellent condition throughout and offers bright, spacious accommodation ideally suited to family living or those seeking the convenience of village life in a peaceful setting.

The property is approached by a generous tarmac driveway providing off street parking, while the landscaped gardens to the front and rear are meticulously maintained with mature trees, colourful flower beds and manicured lawns, creating a private and tranquil outdoor space. To the rear, the property also benefits from a timber garden shed and an additional garden shed.

Internally, the accommodation comprises a welcoming entrance hallway which leads to a comfortable sitting room featuring an attractive fireplace, while the heart of the home is the large open-plan kitchen/dining area complete with extensive fitted units.

A generous utility room provides excellent additional storage and workspace.

The sleeping accommodation comprises four well proportioned double bedrooms, including a spacious principal bedroom with extensive fitted wardrobes and en-suite while a large family bathroom completes the accommodation.

The property has been lovingly maintained by its current owner and is presented in true walk-in condition, offering purchasers an opportunity to acquire a quality family home requiring no immediate outlay.

Located in the heart of Athleague Village and adjacent to Athleague National School, this beautifully presented home enjoys an exceptionally convenient setting within walking distance of all local amenities. Roscommon Town is just a short drive away, offering an extensive range of retail, educational and leisure amenities. Combining spacious accommodation, immaculate presentation and a prime village location, this exceptional property is an ideal choice for families, retirees or anyone seeking a quality home in one of County Roscommon's most sought-after village settings.

For further details & to arrange a viewing, contact DNG Ivan Connaughton on 090-6663700





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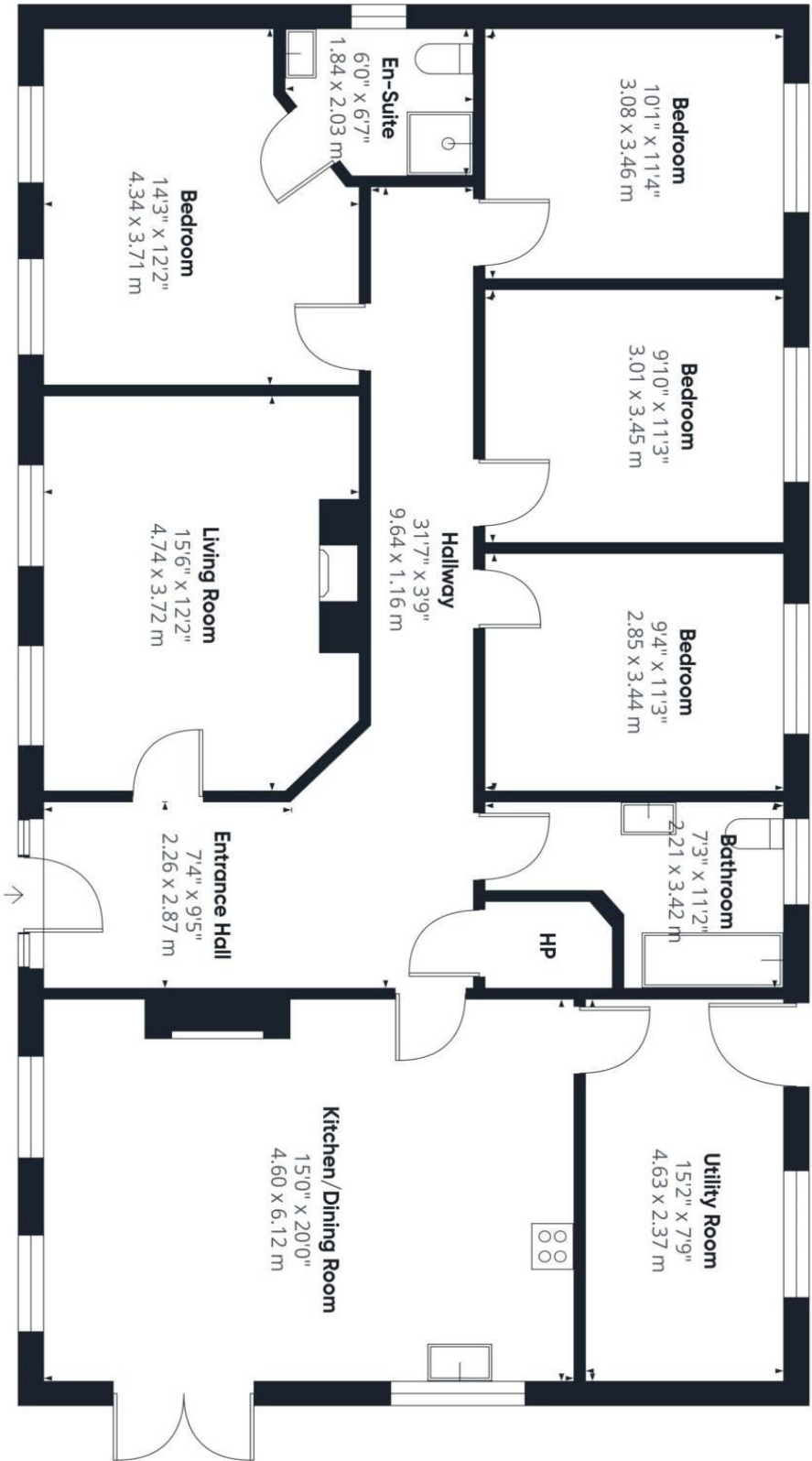
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Approximate total area⁽¹⁾
1422 ft²
132.2 m²

(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.

GIRAFFE 360

Floor 0 Building 1

