



# CALLAGHAN AUCTIONEERING

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## WILLSGROVE BALLINTUBBER F45 WD86 “GRAYSTONES”

Delightful 3 Bedroom Detached Bungalow with Domestic  
Garage/Fuel Shed and Gardens c. 0.5 Acres



**Price Guide €195,000**

- The property has been meticulously maintained throughout by its owners
- Excellent location convenient to the historic and award winning village of Ballintubber and within easy reach of Castlerea and Roscommon Towns

REF: CR582S

The Square, Castlerea, Co. Roscommon

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**“Graystones”, Willsgrove, Ballintubber, Co. Roscommon, F45 WD86**  
Delightful 3 Bedroom Detached Bungalow with Domestic Garage/Fuel Shed and Gardens c. 0.5 Acres.

**BER Rating: C1**     **BER No.: 106323249**

**Accommodation**

**Reception Area: 2.31 x 2.04**

Tiled floor, power points

**Hallway: 6.87 x 1.45**

Laminated floor, radiator, power points

**Sittingroom: 4.17 x 3.30**

Marble fireplace, laminated floor, power points, T.V. point

**Livingroom: 3.76 x 3.22**

Marble fireplace with inset solid fuel stove laminated floor, radiator, power points, T.V. point, fitted floor to ceiling units.

**Kitchen/ Diningroom: 4.49 x 3.42**

Fitted floor and eye level units, breakfast counter, laminated floor, electric cooker point, washing machine point, integrated dishwasher unit, power points, integrated fridge/freezer.

**Bedroom 1: 4.49 x 3.42**

Fitted bedroom unit, carpet floor, radiator, power points, T.V. point

**Bedroom 2: 3.77 x 2.48**

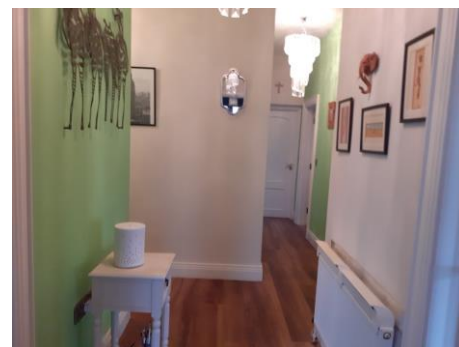
Fitted bedroom unit, carpet floor, radiator, power points, T.V. point

**Bedroom 3: 2.71 x 2.69**

Fitted bedroom unit, carpet floor, radiator, power points

**Bathroom: 2.95 x 2.33**

4 piece suite includes jacuzzi style bath, shower, toilet and wash hand basin, tiled floor and tiled walls, hot towel rail





### **Features:**

The property has carefully renovated and restored throughout with many additional “extras”.

- Insulation upgrades throughout to C1 BER rated.
- Oil central heating
- Triple glazed windows.
- New roof, fascia and guttering.
- Rewired and re-plumbed.
- Solar panel providing year round hot water free of charge.
- Alarm system.
- Fitted carpets and window blinds included in Sale.
- New septic tank.
- Floor Area 100m<sup>2</sup>

### **Outside:**

- Access is via electronic controlled gate and separate pedestrian pathway.
- The front wall is stone faced together with timber panel surround.
- Tarmac drives, paved footpaths, paved patio area.
- Carefully maintained lawned garden and feature garden lighting
- Domestic garage/fuel shed & Garden shed

### **Viewing:**

Immediate viewing is highly recommended and by prior appointment with the Sole Agents.

### **Directions:**

From Castlerea towards Castleplunkett/Ballintubber, c. 5 kms keep right at the fork for Ballintubber, take the 2<sup>nd</sup> left after and proceed to the 2<sup>nd</sup> house on the right.

**Eircode: F45 WD86**



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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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