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## KNOCKROE CASTLEREA F45XN50 “Castle Park House”

Spacious 4 Bedroom Detached Residence with Enclosed  
Front & Rear Gardens, Domestic Garage/Fuelshed



**PRICE GUIDE €130,000**

- **The property requires renovation/refurbishment**
- **Unrivalled location in Castlerea town within walking distance of all town amenities and overlooking the Demesne & Town Park**

**REF: TR445S**

**The Square, Castlerea, Co. Roscommon**

**Tel/ Fax: 094 96 20102**

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# **KNOCKROE, CASTLEREA F45XN50**

## **“Castle Park House”**

### **Spacious 4 Bedroom Detached Residence with Enclosed Front & Rear Gardens, Domestic Garage/Fuelshed**

#### **Accommodation**

##### **Ground Floor**

**Reception:** Original terrazzo base

**Entrance Hall:** 5.62 x 2.76

Carpet floor, electric storage heater, chandelier, power points

**Sitting Room:** 4.29 x 4.04

Marble style fireplace, carpet floor, power points

**Dining Room:** 4.29 x 4.05

Marble style fireplace, carpet floor, power points

**Kitchen/Living Room:** 3.75 x 2.87 & 3.82 x 2.95 - “L” Shaped

Triple window, fitted floor and eye level units, double drain sink unit, part-tiled walls, solid floor, marble fireplace, washing machine point, power points

**Study:** 3.80 x 2.94

Marble fireplace, two fitted bookcases, carpet floor



##### **First Floor**

**Landing Area:** Extends over two levels, carpet floors, power points

**Bedroom 1:** 4.29 x 3.28

Carpet floor, fitted bedroom unit, power points

**Bedroom 2:** 4.34 x 3.30

Carpet floor, fitted bedroom unit, power points

**Bedroom 3:** 3.37 x 2.97

Carpet floor, fitted bedroom unit, wash hand basin, power points

**Bedroom 4:** 3.31 x 2.85

Carpet floor, wash hand basin, power points

**Bathroom:** 2.83 x 2.05

3 piece suite (green) with shower attachment, hot towel rail, solid floor

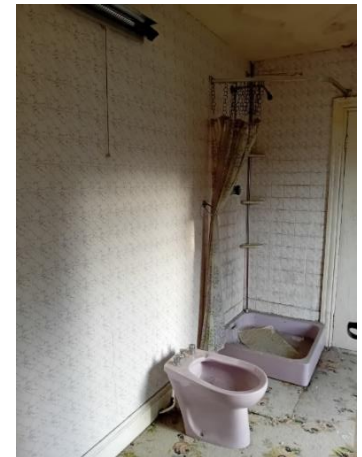
**Shower Room:** 2.77 x 2.45

With toilet, wash hand basin & foot spa, tiled walls, carpet floor

**Hotpress:** Shelved, immersion

**BER: G BER No: 106899057**





### **Features:**

- New roof, PVC fascia & guttering
- Many original features retained including high ceilings, stairs, landing areas, fireplaces, internal doors, skirtings & architraves
- Single glazed hardwood windows & external doors
- Mains water, electric, sewerage
- Broadband
- Floor area c. 177.92m<sup>2</sup>

### **Outside:**

- Enclosed front garden area
- Steps & drive to enclosed rear garden
- Tarmac drive & paths



### **Viewing:**

Highly recommended & strictly by prior appointment with the Sole Agents.

### **Directions:**

Leaving our office continue past the Garda Station to the property on the left.

**Eircode: F45XN50**



### **Disclaimer:**

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