



We are delighted to bring to the market this stunning 4 bedroom dormer bungalow consisting of 1761 sqft.. This property sits on a one acre site with mature front and rear gardens and panoramic views of the surrounding countryside and the famous Lough Beltra salmon and trout fishery. The property is finished to a high standard throughout. Viewing comes highly

Accommodation: Sitting room: 21 x 12 : Laminated floor , recess lighting. Library /TV Room : 18 x15 with solid fuel stove, carpet flooring, TV point Kitchen/Dining Room 18 x 24 : with ceramic tiled floor, fitted kitchen units with cool master cooker, solid fuel stove in dining area with maple timber floors and double doors leading to mature garden with scenic views. Utility 12 x 15: Ceramic tiles on floor, storage units. Bathroom 10 x 12: With corner bath and Myra pump shower, WC,WHB , Picture window with stunning views of Lough Beltra. Bedroom 1: 14 x15: Carpet flooring, Bedroom 2: 12 x 14: With corner wardrobe space Bedroom 3: 12 x 8 , carpet on floor, velux window Bedroom 4: 15 x 15 master bedroom with carpet flooring and picture window. En- suite 8 x 6 tiled floor, Myra shower, This property offers high speed broadband. This property must be viewed in order to appreciate the absolutely stunning views it has to offer.

| BASE INFORMATION: | |
|-------------------|--------|
| Rooms | : 8 |
| Bed | : 4 |
| Bath | : 2 |
| LAND INFORMATION: | |
| Square feet | : 1761 |
| CONVENIENCE: | |