



McCAFFREY BROS.

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78 Inver Road, Tonty Bog, Roslea



We offer for sale this magnificent 4 bedroom detached dwelling situated 2 miles from Roslea and 3 miles from Clones. This property has been decorated and maintained tastefully to an extremely high standard & would offer spacious accommodation for any family. Early viewing on this property is essential as demand is expected to be high. This house benefits from a large gardens, superb water feature to rear, oil fired central heating, downstairs WC, PVC Double glazed windows and doors.

Special Features

- 4 Bedrooms (1 En suite)
- Large Site with water feature to rear.
- Modern kitchen with integrated appliances
- PVC double glazed windows
- Oil fired central heating
- Large Garage

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT

Building Society Loans, House Contents, Fire Insurance, Motor Insurance, Bank Loans, etc

MORTGAGE QUATATION IMMEDIATELY THROUGH OUR OFFICE

- Living Room** 21' 7" x 12' 6" Carpet floor, Centre Piece, Open fireplace, TV point. Double panel radiator.
- Kitchen** 13' 5" x 19' 5". Tiled floor & walls. Modern fitted kitchen. Rayburn stove, Modern Pippy Oak kitchen with Integrated fridge freezer, Dishwasher, hob and oven.
- Sitting Room** 15' x 13'. Wooden floor, Bay window, Electric fireplace, beautiful American style coven and centre piece, Double panel radiator.
- Sun Room** 15' 3" x 12' 11". Wooden floor, Beautiful ceiling design, Double panel radiator.

Kitchen



Living Room



- Bedroom 1** 12' 6" x 13' 6". Carpet floor, Double panel radiator.
En Suite: 5' 3" x 8' 7". Tiled floor & walls. WC, Wash hand basin & Spacious Shower
Walk in Wardrobe : 5' 5" x 4' 5".
- Bedroom 2** 12' 7" x 14' 1". Carpet floor, Double panel radiator.
- Bedroom 3** 12' 5" x 9' 9". Carpet floor, Double panel radiator.
- Bedroom 4** 12' 8" x 9' 11". Carpet floor, Double panel radiator.

Bedroom



Sitting Room



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- Utility Room** 12' 8" x 9' 5". Tiled floor. High and low fitted units. WC, & Wash hand basin,
- Bathroom** 8' 8" x 12' 8". Tiled floor & walls. WC, Wash hand basin, Shower & Corner whirlpool bath.
- Entrance Hall** 12' 8" x 11' 10". Wooden floor, White oak staircase.
- Landing** 15' 6" x 12' 10". Spacious landing with white oak staircase.
- Garage** 17' 11 x 22' 9".

Bathroom



Rear Garden & Water Feature



View



Front Garden



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NOTE: The above particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, and subject to the property remaining unsold or unlet. Whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquiries must satisfy themselves regarding the description and measurements.

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