

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



(No. 300) Spacious 4 B/R Bungalow with direct private lakefrontage onto
Lough Melvin on 4.4 acre/1.79ha at Edenville, Kinlough, Co. Leitrim (300ER-EE)



Key Factors:

Private Lake frontage onto Lough Melvin

Southern Aspect with over 4.4 acre with meadows and wild vegetation/trees

Located between Road and lakeshore at Edenville, Kinlough 5 minutes to village

Spacious 4 B/R Bungalow with attic conversion potential, large garage/shed

Excellent decorative order throughout.

Description:

An idyllic location with direct private lake frontage onto lough Melvin in Co. Leitrim.

The spacious 4 B/R family bungalow style residence enjoys a southern aspect with unspoiled lakeviews and overlooks the Dartry mountain range in lovely Co. Leitrim.

The property is situated on a quiet road just 5 minutes from Kinlough village (Shops, pubs, churches etc) between public road and lake.

Originally built circa 1978 with a steep roof it offers could potential to convert to a dormer style bungalow taking in lake views to the South and rolling country side.

Recently fitted with new windows (2021) the property enjoys an excellent energy rating for its age of B3

C.o.f.H throughout make it a cosy home.

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PSRA No. 002879

VAT ID No IE7435134J

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The spacious floorplan includes 4 Bedrooms of which 2 with wash hand basins and built in units.

Living room with lake views, a bathroom which is just newly renovated with walk-in shower, kitchen, large utility/former garage which could become Bedroom No.5 or an office using backdoor, guest toilet, walk through larder, boiler room, good attic space with ample head room.

A detached large garage shed complete the property.

Plumbing installations were renewed in 2010.

The large 4.4 acre site with the dwelling make this a very attractive property and early viewing is advised.

Floorplan

Living room with open fireplace	3.60m x 4.96m	17.86m ²
Bathroom, modernised with walk in shower	1.90m x 3.28m	6.23m ²
Kitchen with pantry,	3.55m x 3.50m	11.89m ²
Large utility, former garage	3.25m x 5.10m	16.58m ²
Bedroom No. 1	3.55m x 3.35m	11.89m ²
Bedroom No. 2	3.29m x 3.05m	10.03m ²
Bedroom no. 3 with sink	3.25m x 4.00m	13.00m ²
Bedroom No.4 with sink	3.25m x 4.00m	13.00m ²
Entrance Reception and hallway	280m x 3.20m	14.85m ²
	0.95m x 6.20m	
Hotpress		
Boiler Room		
Side entrance with flowing utility to main hall.		
Guest Toilet	1.80m x 1.60m	2.88m ²
Total		118.21m ²
Large Garage	5.30m x 9.50m	50.35m ²

Folio LM 213F

Eircode F91T9P7

BER: B3, BER No. 102214160

Price Guide: € 365.000

Viewing by appointment with sole selling agents

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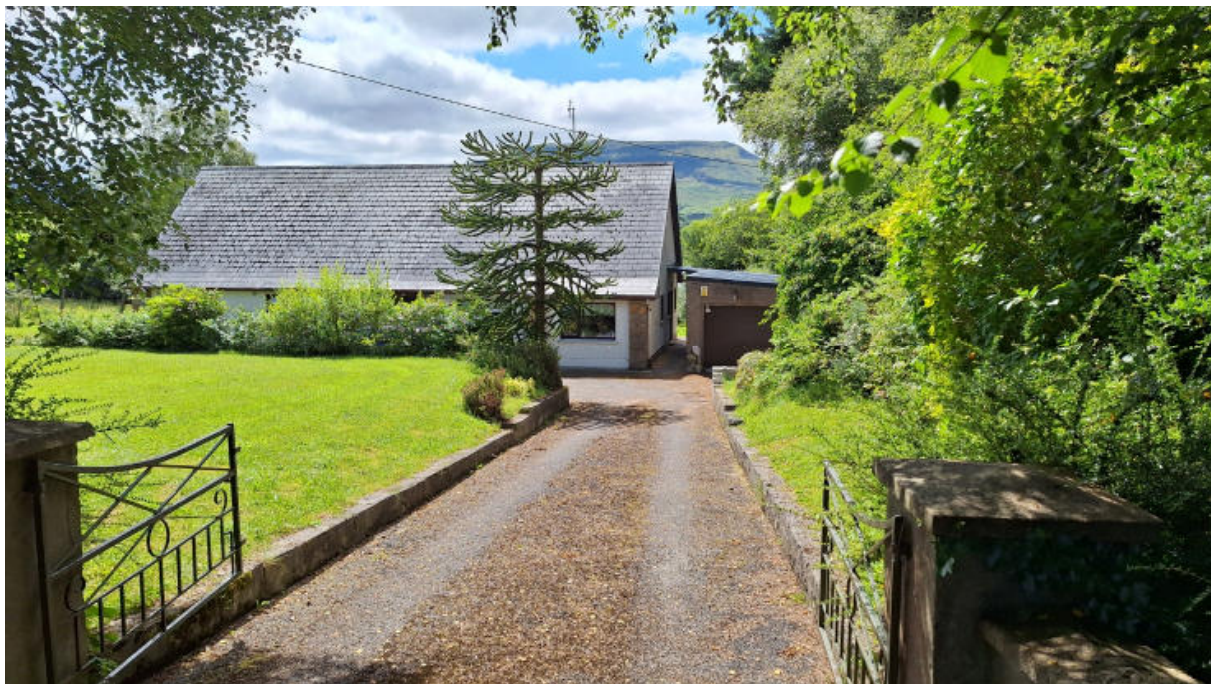
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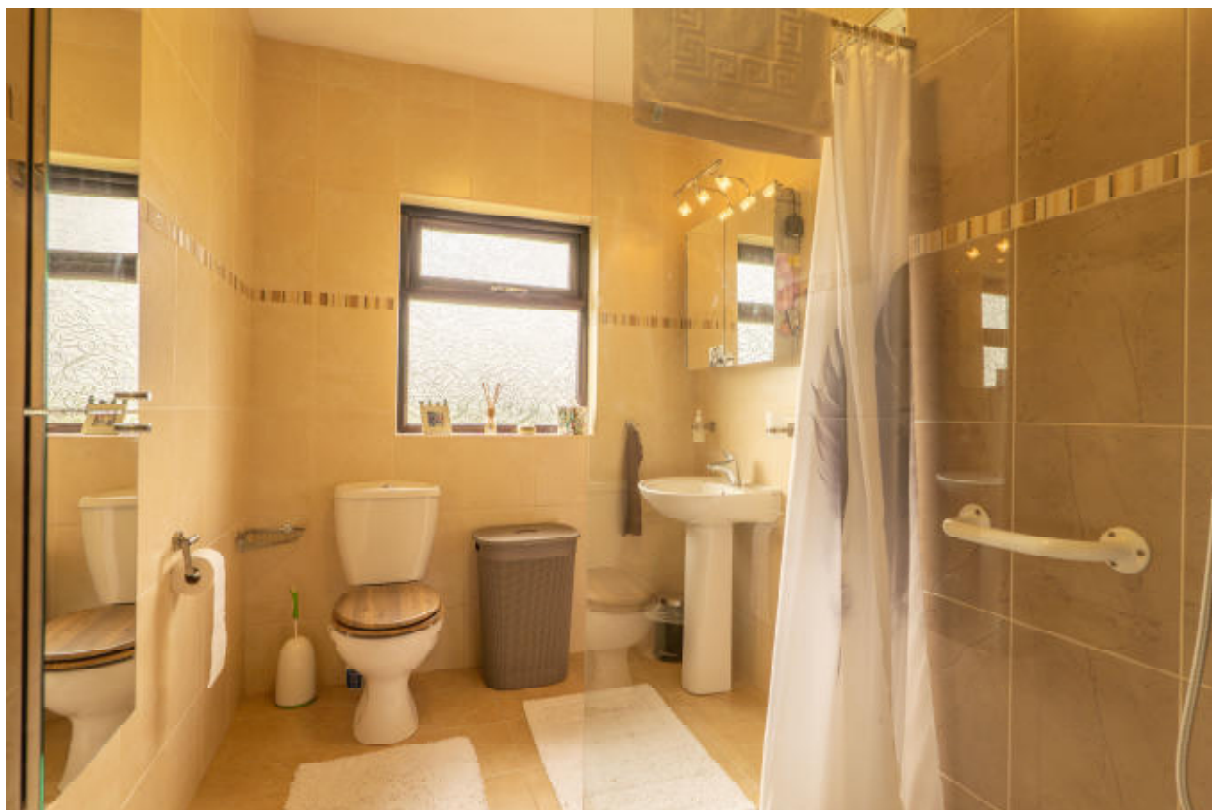
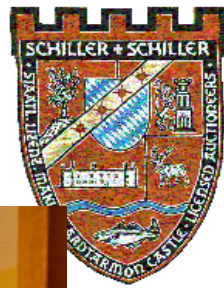
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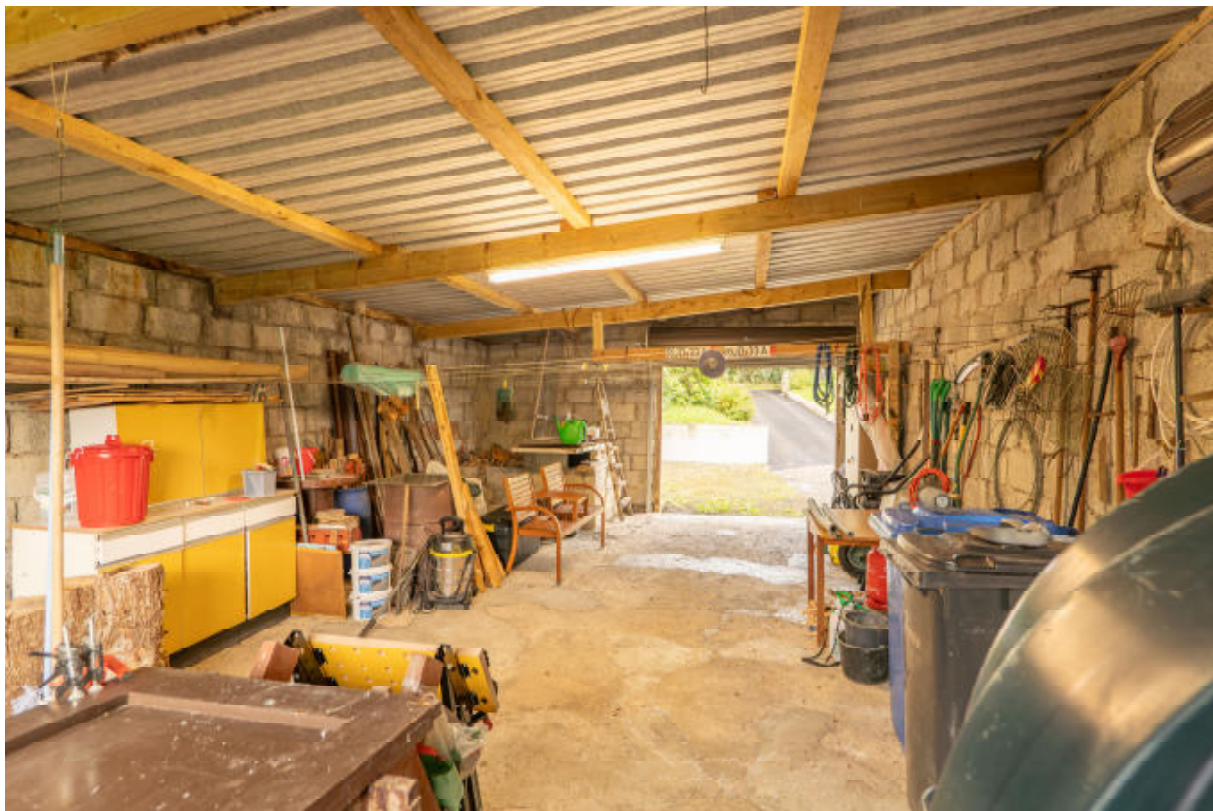
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Attic 06

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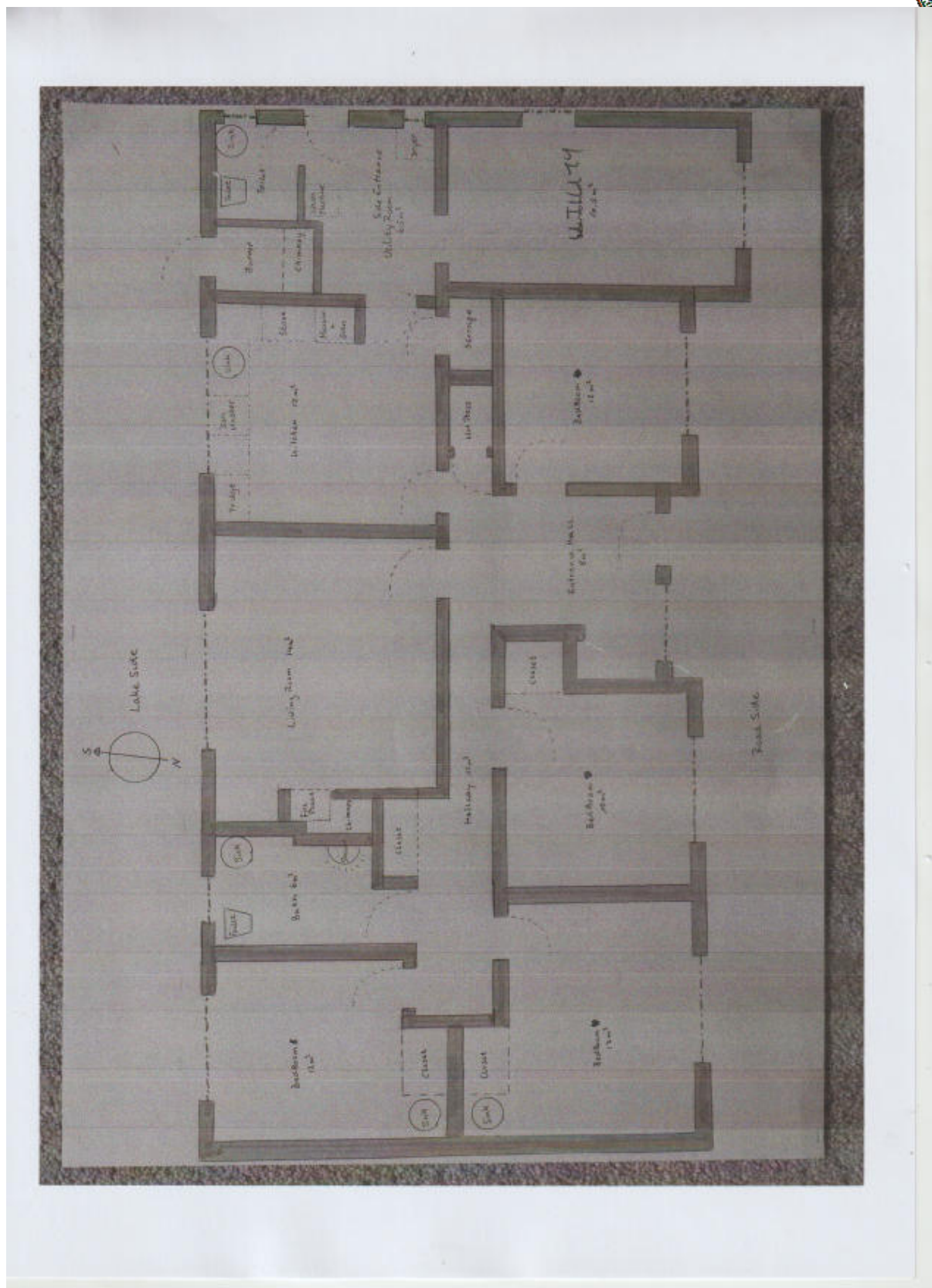
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Property Details

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Folio Number LM213F
Title Level Freehold
Plan Number 40
Property Number 1
Area of selected plans 1.79 hectares.
Number of Plans on this folio 1
Address Edenvilla, Kinlough, Co. Leitrim, F91 T9P7
Add to Basket Create Alert

*Title & Easement Registration Boundaries and Plan Area are not conclusive. See Section 52(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

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Edenvilla, Kinlough, Co. Leitrim, F91 T9P7

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