

For Sale

63 Watervale, Rooskey
Co. Roscommon. N41 HV02
3 Bedrooms| Semi-Detached

BER C1



Offers in Excess of €115,000

Attractive three bedroom semi-detached residence located in much sought after residential development with views of Lough Bofin on the River Shannon. The residence boasts spacious living accommodation throughout, is located on the Roscommon/Leitrim border convenient to Carrick-on-Shannon, with viewing highly recommended.

Accommodation includes Ground Floor: reception hallway, open plan kitchen/dining/living room, W.C., First Floor: bedrooms three in all with one en-suite.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated.**



Reception Hallway

12'6" (3.81m) x 7'3" (2.21m)

Doorway to, wooden floor, stairs to first floor

Open Plan Kitchen/Dining/Living Room

29'0" (8.84m) x 17'0" (5.18m)

Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, washing machine, wooden floor, inset tiling, patio door to rear, fitted fireplace

W.C.

7'10" (2.39m) x 5'7" (1.7m)

Toilet, wash hand basin, off reception hall

Landing

10'9" (3.28m) x 7'5" (2.26m)

Carpeted, hotpress (airing cupboard) off, Stira stairs to attic

Bedroom One

13'6" (4.11m) x 12'8" (3.86m)

Built in wardrobe, carpeted

Bedroom Two

16'0" (4.88m) x 10'0" (3.05m)

Carpeted, built in wardrobe, incorporating en-suite - toilet, wash hand basin, shower, part wall tiling

Bedroom Three

9'9" (2.97m) x 9'6" (2.9m)

Carpeted

Bathroom

7'5" (2.26m) x 5'8" (1.73m)

Toilet, wash hand basin, bath, part wall tiling



- Enclosed garden to rear
- Oil fired central heating
- Laid lawns to front & rear
- Tarmacadamed driveway
- Laurel hedging to boundary at front



