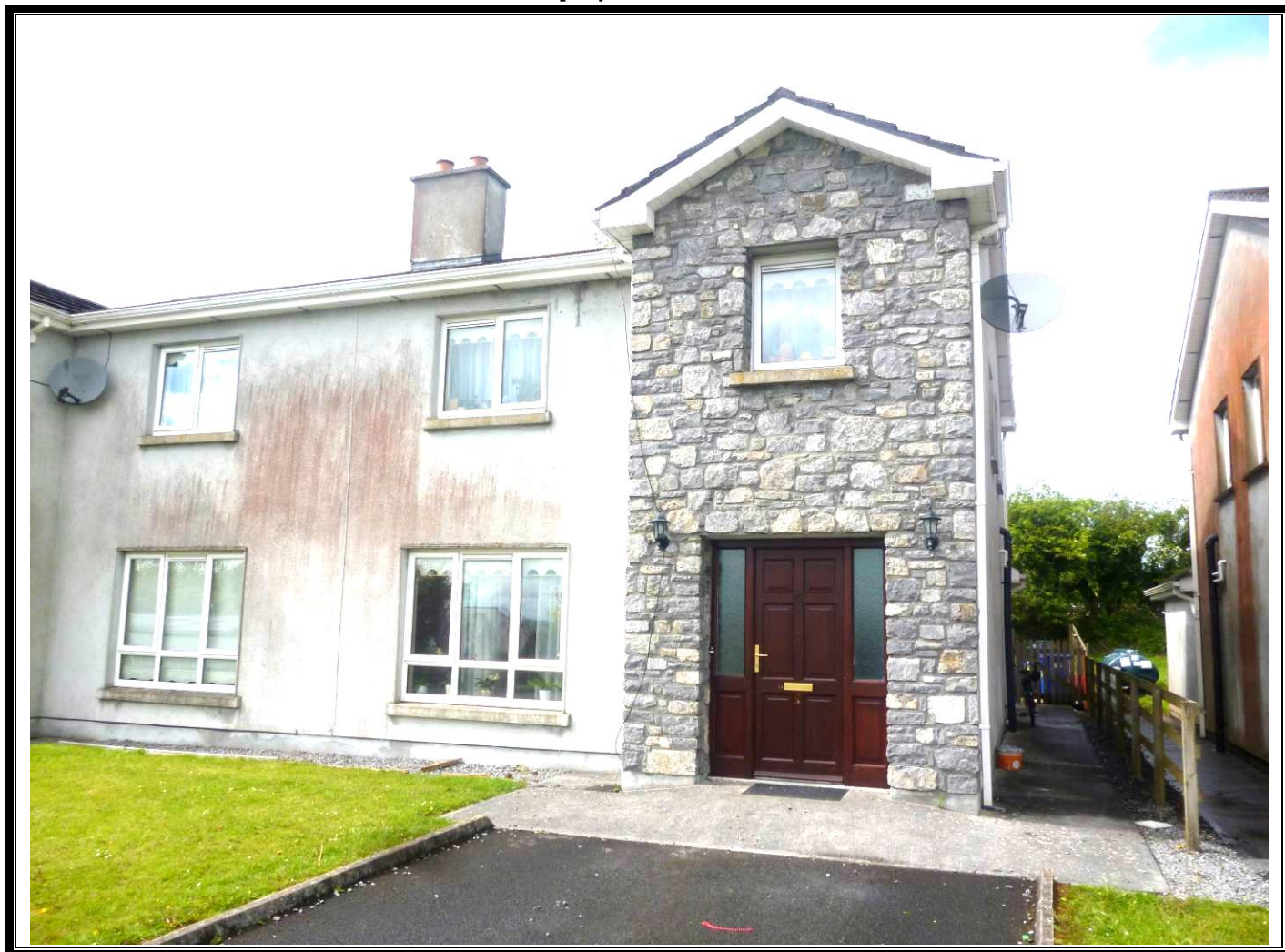


### **RESIDENCE FOR SALE**

**10 Garran Ard  
The Walk  
Roscommon Town**

**PRICE REGION: €185,000**

Property Reference: B1135



Spacious 4 bedroom semi-detached residence located in much sought after residential location in an eleven house development. The said property has been finished to a very high standard overlooking green area. Accommodation includes Ground Floor, reception hallway, sitting room, kitchen/dining room, utility, First Floor, bedrooms 4 in all with one en-suite and bathroom.

Viewing comes highly recommended and can be arranged by calling the office on 090 6663700.

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

**Office Address: Main Street, Athleague, Co. Roscommon PSRA NO: 001350**  
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<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<b><i>Ground Floor</i></b>		
<i>Reception Hallway</i>	<i>18'7" x 7'5"</i>	<i>Doorway to, tiled floor, coving, stairway to 1<sup>st</sup> floor</i>
<i>Sitting Room</i>	<i>15'8" x 13'7"</i>	<i>Cast iron fireplace wooden surround, double doors to kitchen/dining, wooden floor</i>
<i>Kitchen/ Dining Room</i>	<i>20'5" x 12'</i>	<i>Fully fitted kitchen including, built in cooker, hob, extractor fan, inset tiling, fridge freezer, tiled floor, sliding door to rear</i>
<i>Utility</i>	<i>8'4"x 6'4"</i>	<i>Fitted units, built in washing machine &amp; dryer, tiled floor, door to rear, toilet off 5' 10" x 4' 5", toilet, wash hand basin, part wall tiling, tiled floor</i>
<b><i>First Floor</i></b>		
<i>Landing</i>	<i>11'6" x 7'9"</i>	<i>Hotpress (airing cupboard off), wooden floor</i>
<i>Bedroom 1</i>	<i>10'5"x 9'1"</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>11'5" x 10'3"</i>	<i>Wooden floor, built in wardrobe, en-suite off 7'4"x 3', toilet, wash hand basin, shower, part wall tiling, tiled floor</i>
<i>Bedroom 3</i>	<i>13' x 9'6"</i>	<i>Wooden floor, built in wardrobe</i>
<i>Bedroom 4</i>	<i>11'7" x 6'5"</i>	<i>Wooden floor, built in wardrobe</i>
<i>Bathroom</i>	<i>7'9" x 5'6"</i>	<i>Toilet, wash hand basin, bath with shower over, part wall tiling, tiled floor</i>

#### **OTHER FEATURES**

- *Garden to front & rear*
- *Driveway to front, Tarmacadamed*
- *Oil Fired Central Heating*
- *Laid lawns, large garden to rear*