

For Sale

109 Abbeyville, Galway Road, Roscommon Town.

F42 VH95

Mid Terrace



Guide Price: €195,000

Attractive Three Bedroom Mid-Terrace Residence in great condition throughout and located in the much sought after Abbeyville development.

This property would be ideally suited to first time buyers, anyone wanting to downsize or as an investment opportunity.

The property is ideally located as Roscommon Town is a popular commuter town to nearly large urban centres including Athlone (20 mins), Longford (20 mins) with Sligo and Galway City (60 mins). The town has free parking, excellent primary and secondary schools, is located on the Dublin to Westport railway line (train station within walking distance of Abbeyville) and all large nationwide supermarkets and outlets.

Accommodation includes Ground Floor: entrance hall, living room, kitchen, dining room & W.C. First Floor: Three bedrooms in total with one en-suite and main bathroom.

Viewing comes highly recommended and is by appointment only with the auctioneer.

For further details & viewings, contact our office on 090-6663700

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Entrance Hall

11'7" (3.53m) x 5'11" (1.8m)

Living Room

11'3" (3.43m) x 18'9" (5.72m)

Kitchen

7'4" (2.24m) x 13'1" (3.99m)

Dining Room

7'9" (2.36m) x 12'10" (3.91m)

Downstairs Toilet

5'2" (1.57m) x 5'9" (1.75m)

Upstairs Bathroom

7'4" (2.24m) x 8'0" (2.44m)

Bedroom 1

10'6" (3.2m) x 11'4" (3.45m) en-suite off (4'5" x 6'5")

Bedroom 2

8'6" (2.59m) x 14'10" (4.52m)

Bedroom 3

8'2" (2.49m) x 11'4" (3.45m)

OTHER FEATURES

- High Speed Broadband Available
- Cobble Lock Driveway to front
- Large Laid Lawn to rear
- Oil Fired Central Heating
- Overlooking Green Area

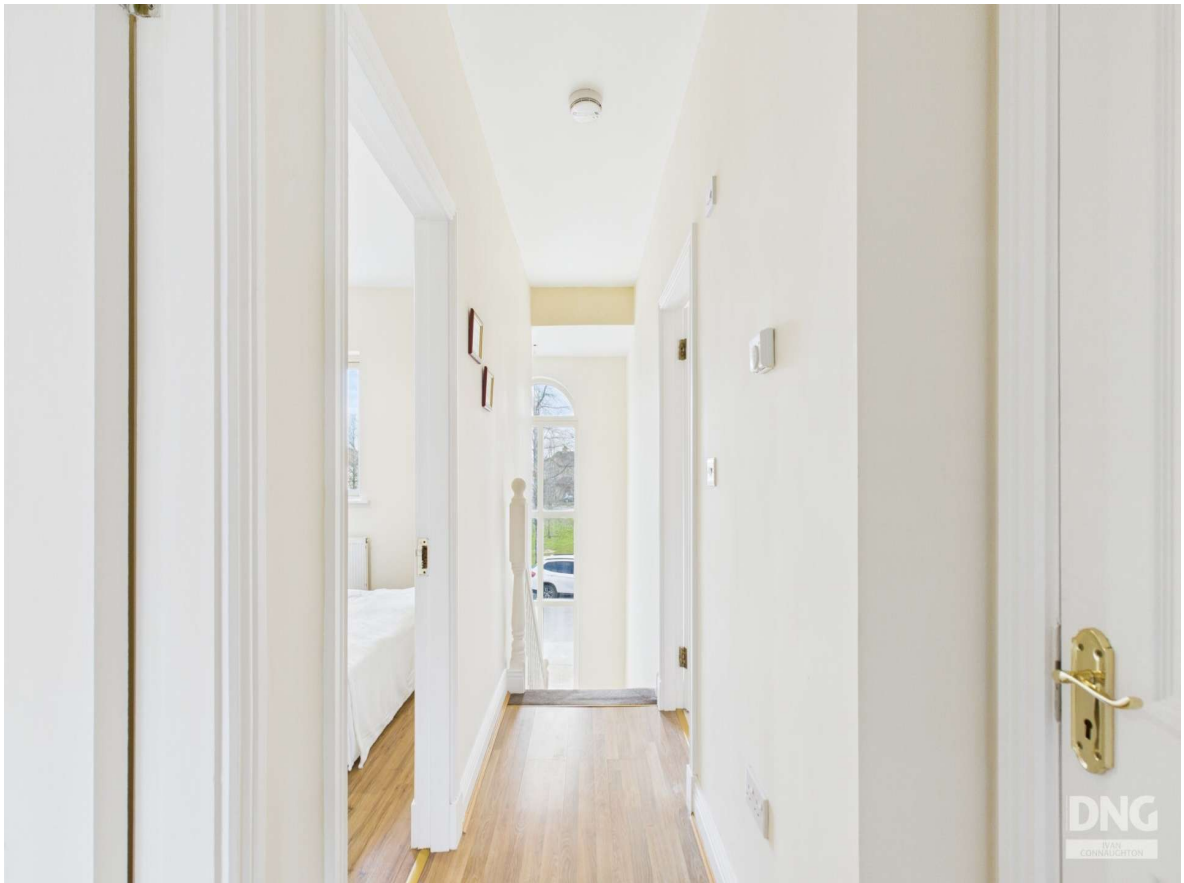
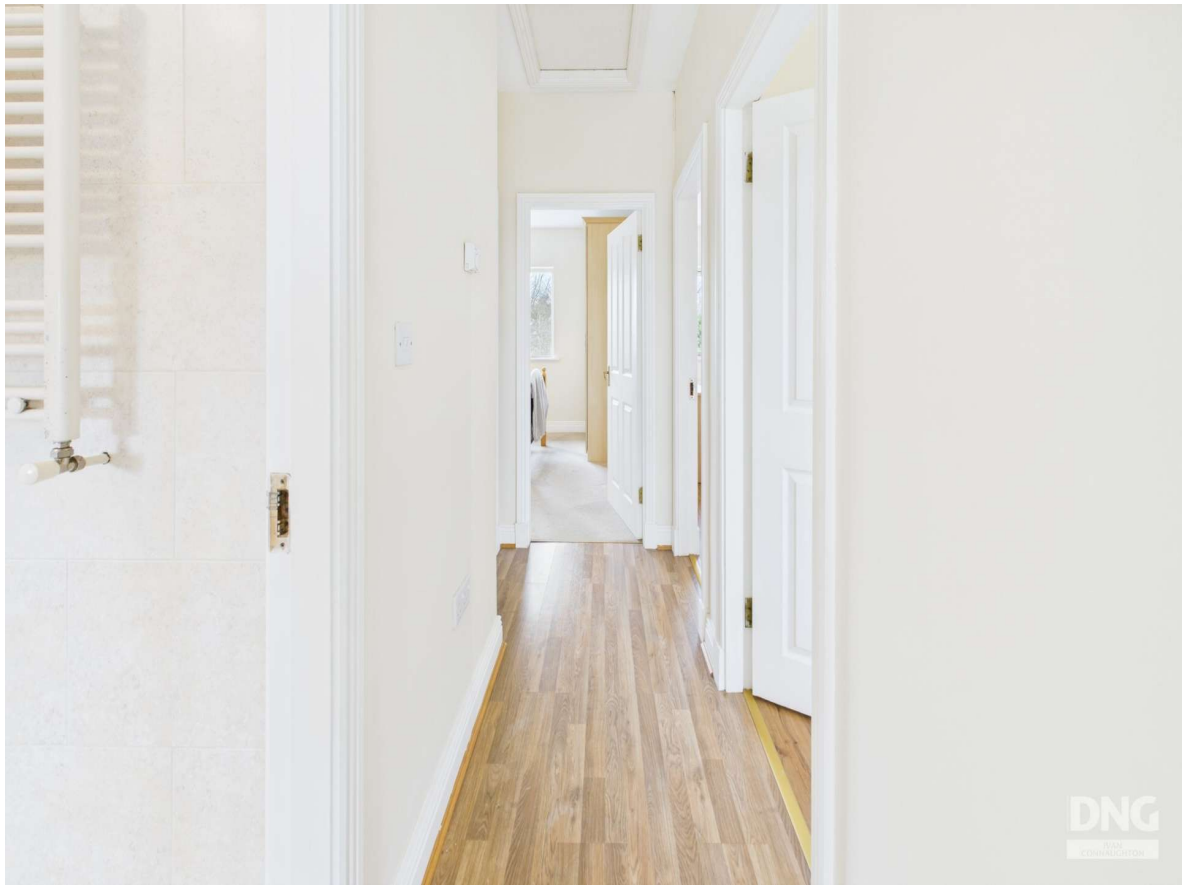


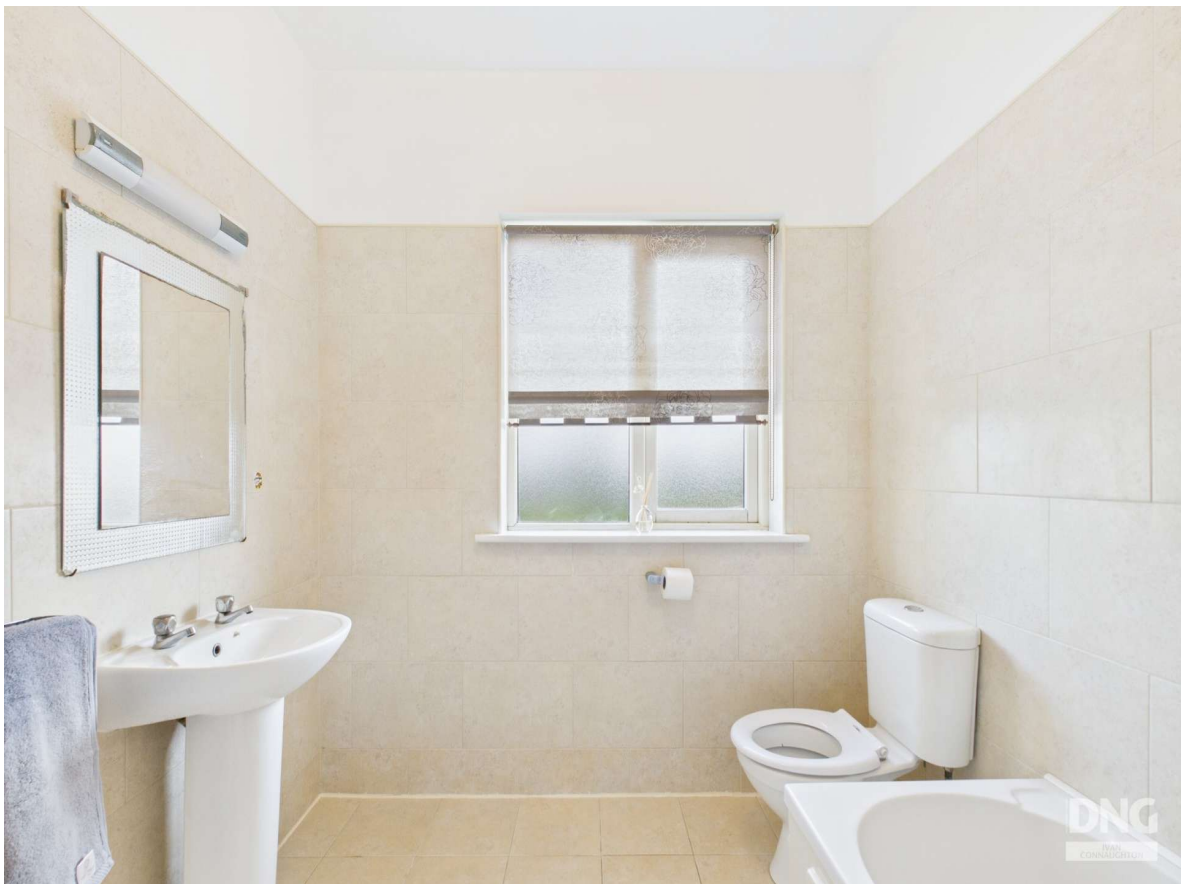




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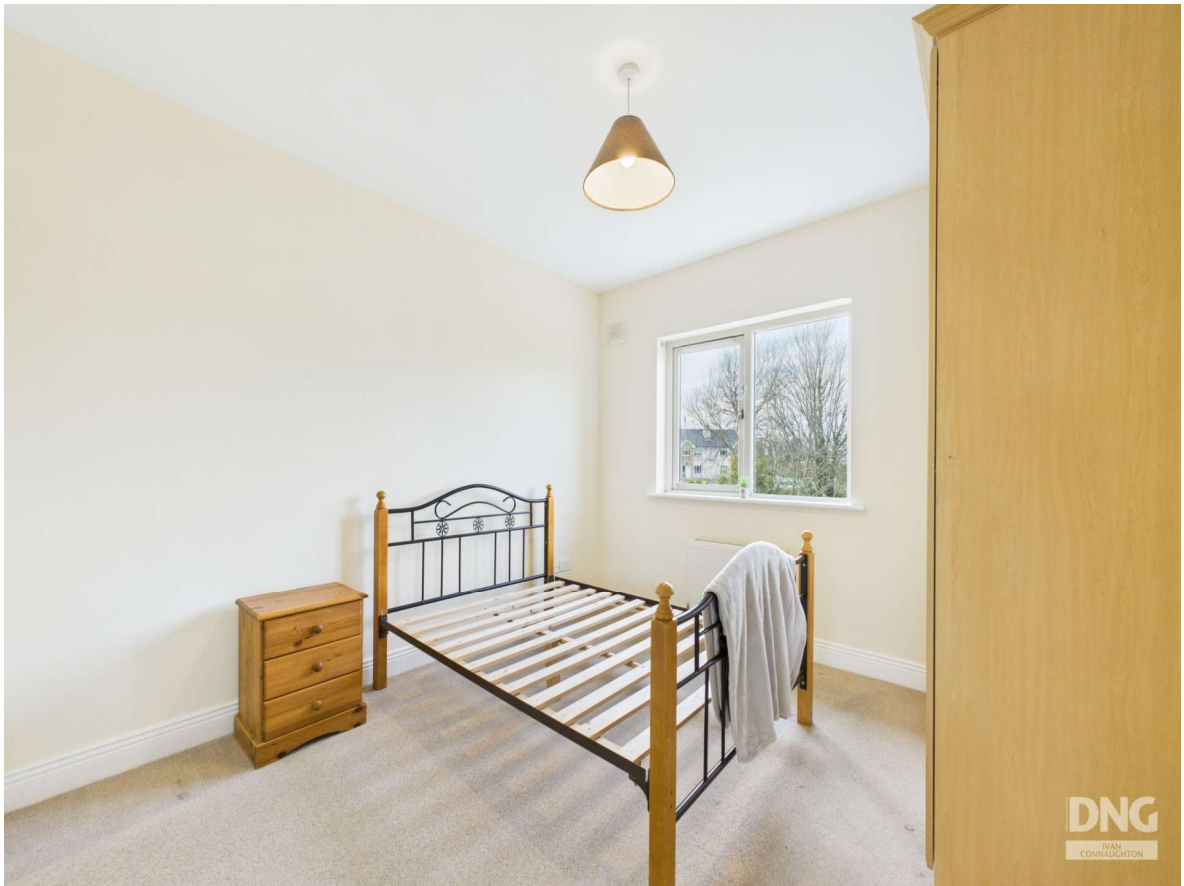




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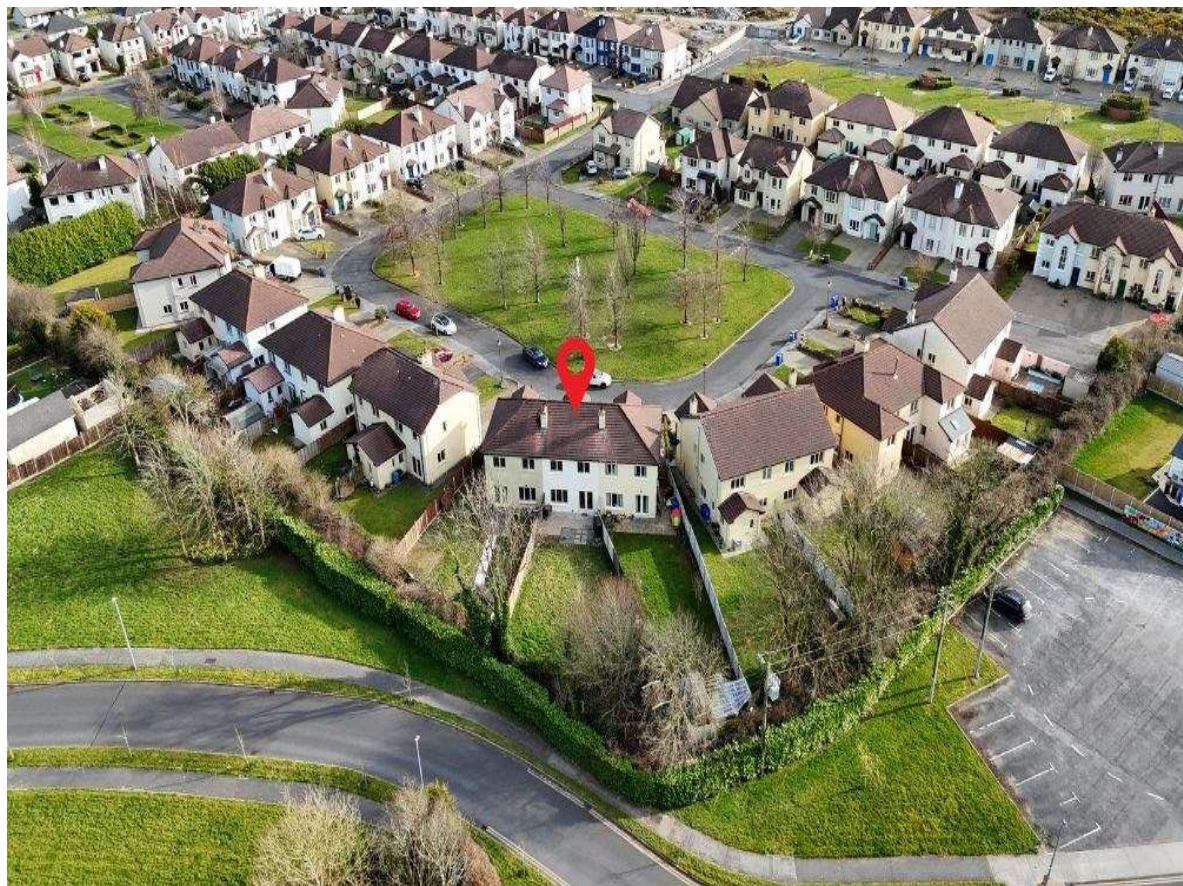
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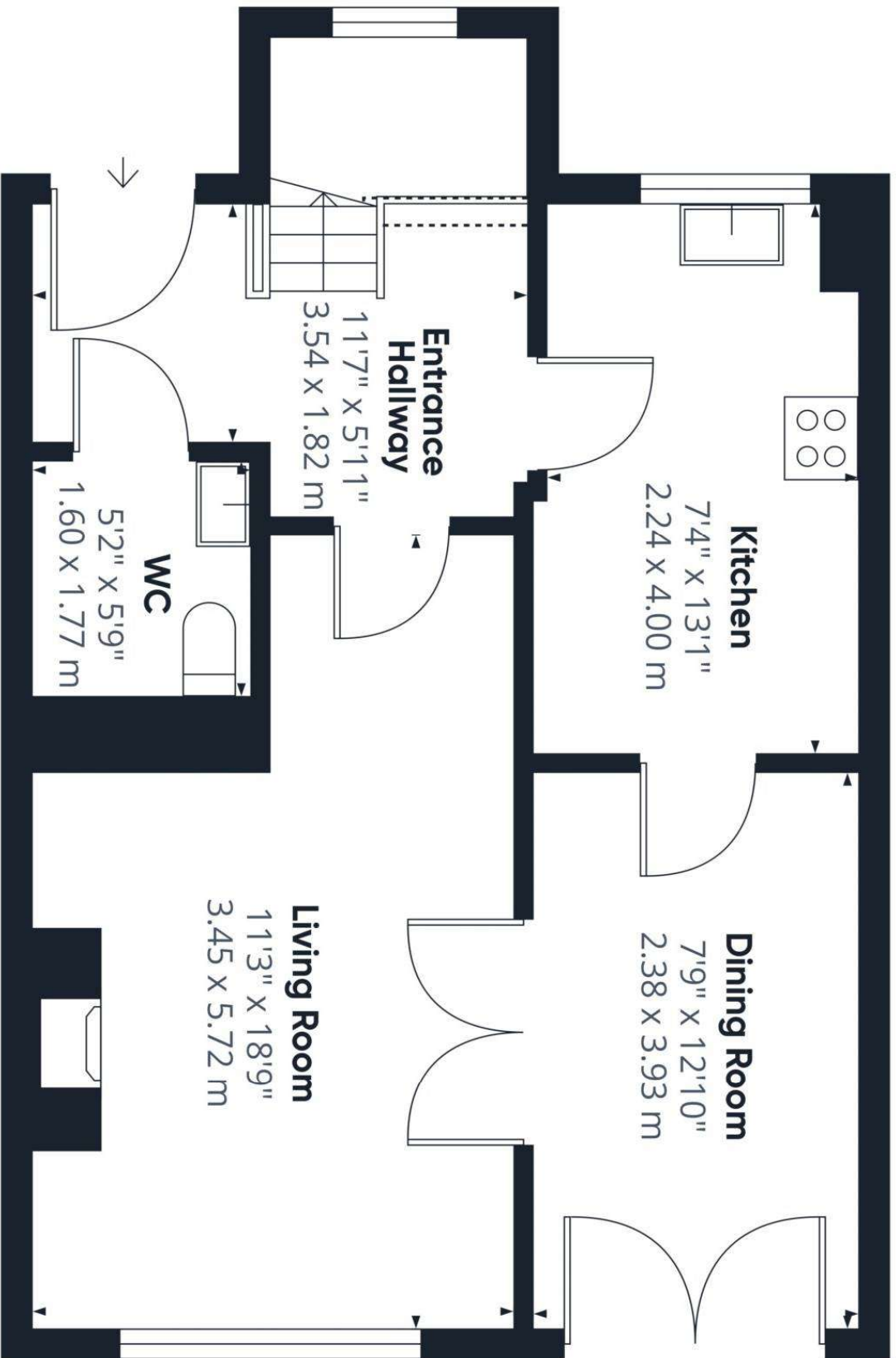
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Floor 0

Approximate total area⁽¹⁾

516.22 ft²
 47.96 m²

Reduced headroom

2.29 ft²
 0.21 m²

(1) Excluding balconies and terraces

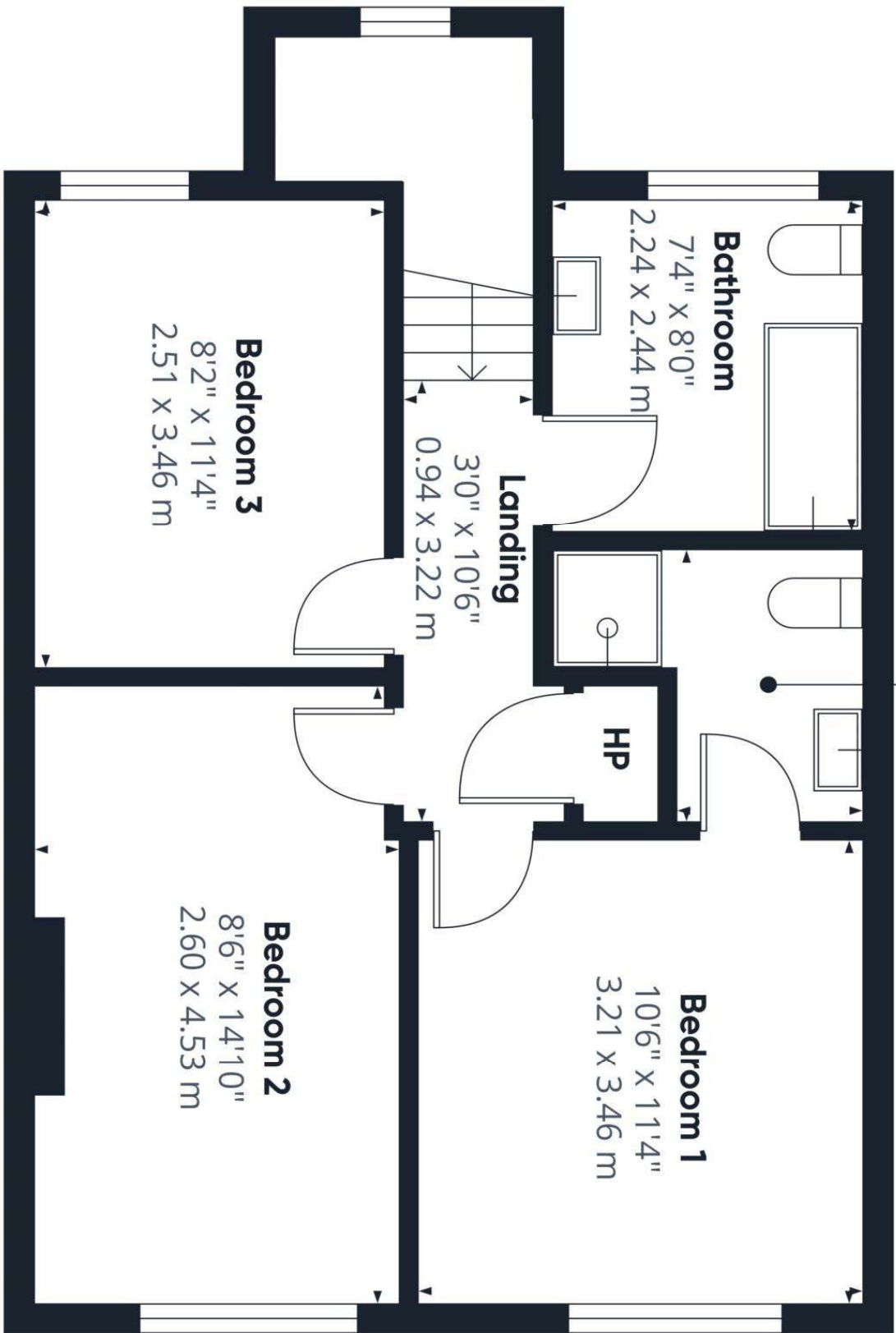
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

En-Suite
 4'5" x 6'5"
 1.36 x 1.96 m



Bedroom 1
 10'6" x 11'4"
 3.21 x 3.46 m

Bedroom 2
 8'6" x 14'10"
 2.60 x 4.53 m

Bedroom 3
 8'2" x 11'4"
 2.51 x 3.46 m

Bathroom
 7'4" x 8'0"
 2.24 x 2.44 m

Landing
 3'0" x 10'6"
 0.94 x 3.22 m

HP

Floor 1

Approximate total area⁽¹⁾

471.89 ft²
 43.84 m²

(1) Excluding balconies and terraces

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