

CONNAUGHTON AUCTIONEERS

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PSRA LICENCE NO: 001350

Office Number: 090-6663700 Mobile: 086-8985013

FOR SALE

**65 Silver Quay
Northgate Street
Athlone**

Co. Westmeath N39 P620

PRICE REGION: €167,500

BER C2

Property Reference: C2166



Attractive two bedroom third floor apartment located in much sought after area adjacent the Radisson Hotel and within walking distance of all amenities. The apartment is in excellent condition. Accommodation includes reception hallway, living/dining/kitchen, bedrooms two in all and bathroom.

Viewing comes highly recommended and is strictly by appointment.

To arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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.

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<i>Room</i>	<i>Area</i> <i>(Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>3.29m x 1.20m</i>	<i>Wooden floor, coving, storage, intercom, hotpress (airing cupboard) off</i>
<i>Living/Dining/Kitchen</i>	<i>7.7m x 3.44m</i>	<i>Fitted kitchen including dishwasher, washing machine, coving, spotlights, double doors to balcony, electric storage heating</i>
<i>Bedroom 1</i>	<i>4.78m x 2.73m</i>	<i>Wooden floor, built in wardrobe</i>
<i>Bedroom 2</i>	<i>3.53m x 2.77m</i>	<i>Wooden floor, built in wardrobe</i>
<i>Bathroom</i>	<i>3.5m x 2.05m</i>	<i>Toilet, wash hand basin, shower, fully tiled</i>

OTHER FEATURES

- ***Electric storage heating throughout***
- ***Private parking space included***

RECEPTION HALLWAY



LIVING/DINING/KITCHEN



KITCHEN AREA



LIVING/DINING AREA



BEDROOM



BEDROOM



BATHROOM



COMMON AREA

