

For Sale

3 Pairc Caislean, Ballyforan, Co. Roscommon

H53 RK40

4 Bedrooms| Detached



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Offers in Excess of €145,000

Very attractive four bedroom detached residence in excellent condition and ready for occupancy. Located c. 22 kilometres from Athlone, Ballinasloe and Roscommon, this residence would be an ideal starter home and is situated in much sought after area. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, utility, W.C., First Floor: bedrooms four in all with one en-suite and bathroom.

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

Viewings at evenings, weekends and Bank Holidays also accommodated.

Reception Hallway

19'0" (5.79m) x 6'10" (2.08m) Doorway to, tiled floor, stairs to first floor



Sitting Room

15'3" (4.65m) x 14'8" (4.47m) Marble fireplace with fireplace inset, wooden floor



Kitchen/Dining Room

17'3" (5.26m) x 12'10" (3.91m) Fully fitted kitchen including built in electric oven, gas hob, extractor fan, fridge freezer, breakfast counter, tiled floor, inset tiling, double doors to rear



Utility

8'8" (2.64m) x 4'10" (1.47m) Fitted units, built in washing machine & dryer, gas indoor boiler, tiled floor, door to rear



W.C.

6'8" (2.03m) x 4'6" (1.37m) Toilet, wash hand basin, tiled floor

Landing

9'5" (2.87m) x 6'9" (2.06m) Wooden floor, hotpress (airing cupboard) off



Bedroom 1

11'4" (3.45m) x 7'8" (2.34m) Wooden floor

Bedroom 2

11'3" (3.43m) x 8'2" (2.49m) Wooden floor

Bedroom 3

13'3" (4.04m) x 11'9" (3.58m) Wooden floor, en-suite off 8'2" x 3', toilet, wash hand basin, shower, tiled floor, part wall tiling



Bedroom 4

10'6" (3.2m) x 9'0" (2.74m) Wooden floor

Bathroom

- Laid lawns, large enclosed garden to rear
- Tarmacadam driveway to front
- Gas fired central heating



