

# For Sale

10 Garran Árd, The Walk, Roscommon Town.

F42 WF66

| Semi-Detached



BER C1



## Price Region: Offers in Excess of €250,000

Attractive four bedroom semi-detached residence in excellent condition throughout boasting spacious living accommodation and located in a much sought after area with 11 houses in the development and within walking distance of Roscommon Town Centre and all amenities. This residence is an ideal family or starter home due to the location.

Accommodation includes Ground Floor: hall, sitting room, kitchen/dining room, utility, W.C. First Floor: four bedrooms with one en-suite and main bathroom

Viewing comes highly recommended and is by appointment only.

**For further details and to arrange a viewing, contact Connaughton Auctioneers on 090-6663700 or email [info@connaughtonauctioneers.ie](mailto:info@connaughtonauctioneers.ie)**

## **Hall**

18'4" (5.59m) x 7'1" (2.16m)

## **Sitting Room**

15'5" (4.7m) x 13'4" (4.06m)

## **Kitchen/Dining Room**

21'2" (6.45m) x 11'9" (3.58m)

## **Utility**

7'2" (2.18m) x 5'7" (1.7m)

## **W.C.**

5'7" (1.7m) x 4'1" (1.24m)

## **Bedroom 1**

12'2" (3.71m) x 11'6" (3.51m) En-Suite off

## **Bedroom 2**

12'8" (3.86m) x 9'3" (2.82m)

## **Bedroom 3**

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

## **Bedroom 4**

11'3" (3.43m) x 8'1" (2.46m)

## **Main Bathroom**

8'0" (2.44m) x 5'7" (1.7m)







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Approx. floor area  
 4  
 3  
 4  
 2

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

