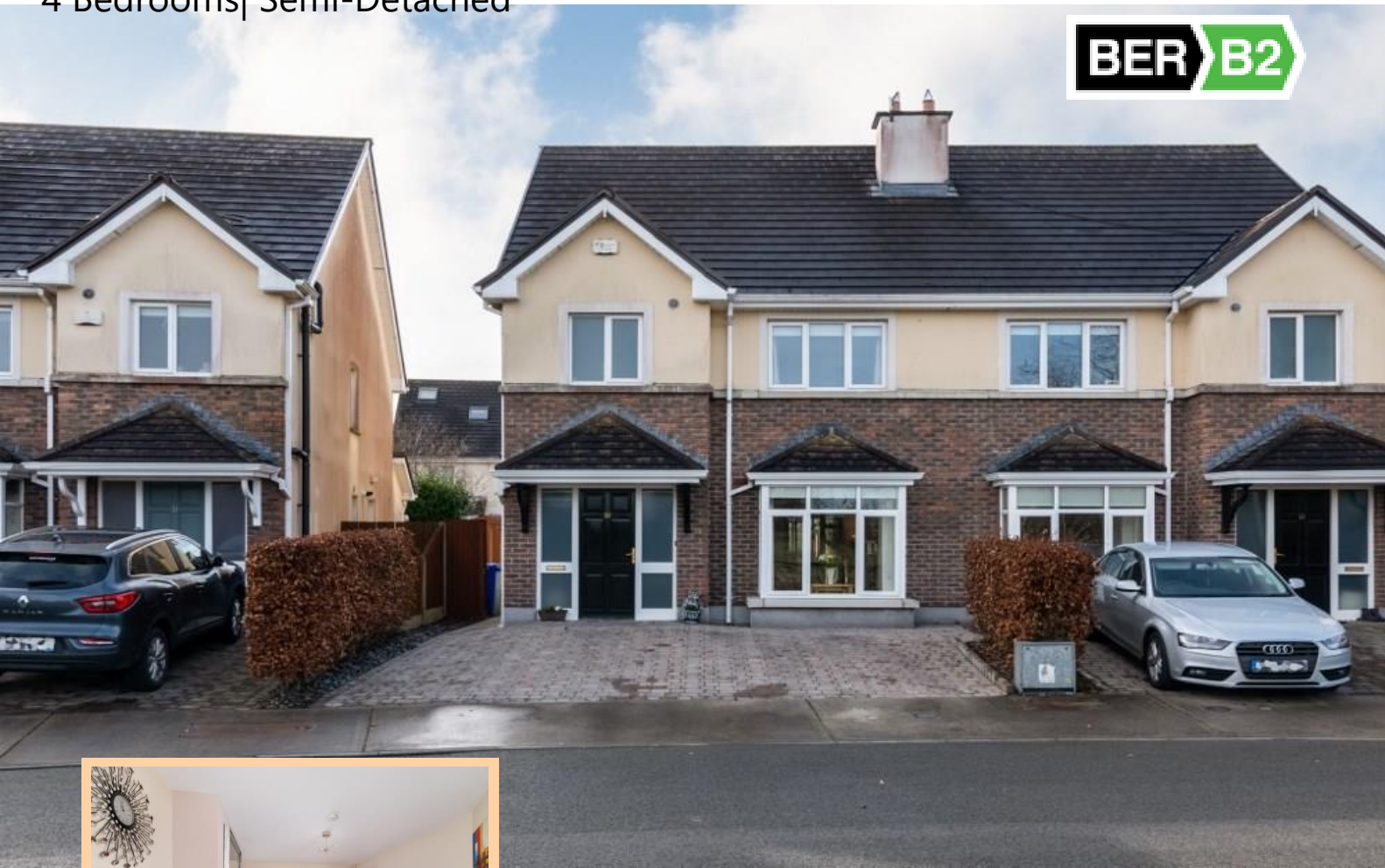


# For Sale

32 Forest Mill Way, Bealnamullia, Athlone, Co. Roscommon  
N37 E6D7

4 Bedrooms| Semi-Detached



**Price Region: Offers Excess €285,000**

Attractive four bedroom semi-detached residence in excellent condition located in much sought after residential area on the outskirts of Athlone Town and close to the M6 Dublin to Galway Motorway. This residence is an ideal starter home boasting spacious living accommodation throughout. Accommodation comprises Ground Floor: Hallway, Sitting Room, Kitchen & Dining Room (Open Plan) and Utility, First Floor: Landing, Three Bedrooms with one En-Suite and Bathroom, Second Floor: Landing and En -Suite Bedroom. Viewing comes highly recommended and is strictly by appointment.

**For further details and to arrange a viewing, contact**

**Hall**

18'8" (5.69m) x 7'1" (2.16m) Doorway to, tiled floor, carpeted stairs to first floor, toilet under stairs 5'9" x 5'5"

**Sitting Room**

15'11" (4.85m) x 11'7" (3.53m) Cast iron fireplace with marble surround, wooden floor, bay window to front, double doors to kitchen/ dining

**Dining Room**

13'9" (4.19m) x 12'11" (3.94m) Wooden floor, patio door to rear, open plan with kitchen

**Kitchen**

9'0" (2.74m) x 8'2" (2.49m) Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, fridge freezer, breakfast counter, tiled floor, inset tiling, spotlights, open plan with dining room

**Utility**

5'9" (1.75m) x 5'4" (1.63m) Fitted units, built in washing machine, dryer and microwave, door to side, tiled floor, gas boiler

**Landing (First Floor)**

Carpet to floor

**Bedroom One**

15'11" (4.85m) x 11'6" (3.51m) Built in wall to wall wardrobe, carpet to floor, en-suite off 6' x 5'10" (w.c, w.h.b & shower), fully tiled

**Bedroom Two**

11'10" (3.61m) x 10'0" (3.05m) Built in wardrobe, carpet to floor

**Bedroom Three**

10'6" (3.2m) x 8'8" (2.64m) Built in wardrobe, carpet to floor

**Bathroom**

7'1" (2.16m) x 5'7" (1.7m) W.c, w.h.b, bath, tiled floor, part wall tiling

**Landing (Second Floor)**

Carpet to floor, hotpress (airing cupboard) off

**Bedroom Four**

Built in wardrobe, carpet to floor, velux windows to rear, en-suite off 10' x 4'6" (w.c, w.h.b & shower), tiled

**OTHER FEATURES**

- Gas Fired Central Heating
- Alarm System
- Garden Shed to Rear
- Cobble Locking to Front Drive
- Large enclosed garden to rear with laid lawn & patio area off dining room
- Viewing highly recommended



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Approx. floor area  
142m<sup>2</sup> / 1528ft<sup>2</sup>

Athlone 5km / 3.11mi

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.



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