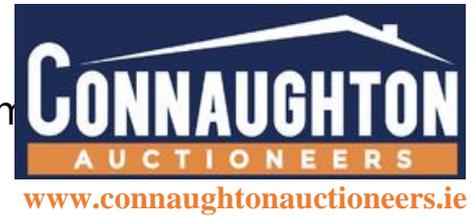


For Sale

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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 Apparatus floor area 142m² / 1528ft²
 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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