

# For Sale

1 Hyde Court, Boyle Road, Frenchpark,  
Co. Roscommon. F45 D456



## Guide Price: Offers in Excess of €235,000

DNG Ivan Connaughton presents to mark this very attractive four bedroom semi detached residence in excellent condition with garage to rear located within walking distance of all amenities and convenient to Ballaghaderreen (c.11 km), Castlerea (c.12 km), Boyle (c. 12 km) and Ireland West Airport Knock (c. 34 km)

The residence boasts spacious living accommodation throughout. Accommodation includes Ground Floor: entrance hall, living room, kitchen/dining room, utility, two bedrooms with one en-suite (one bedroom is currently being used as an office) and W.C. First Floor: two bedrooms and main bathroom

Viewing comes highly recommended and is by appointment only.

**For further details, contact DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

5.17m (17'0") x 2.04m (6'8")

**Living Room**

4.42m (14'6") x 3.76m (12'4")

**Kitchen/Dining Room**

6.46m (21'2") x 3.74m (12'3")

**Utility**

2.31m (7'7") x 1.56m (5'1")

**W.C.**

1.73m (5'8") x 1.56m (5'1")

**Bedroom 1**

4.14m (13'7") x 2.91m (9'7")

**En-Suite**

1.75m (5'9") x 1.87m (6'2")

**Bedroom 2/Office**

3.39m (11'1") x 3.07m (10'1")

**Bedroom 3**

3.94m (12'11") x 4.07m (13'4")

**Bedroom 4**

5.38m (17'8") x 3.73m (12'3")

**Main Bathroom**

1.96m (6'5") x 3.84m (12'7")

## **OTHER FEATURES**

- Prime location
- Showhouse Condition
- Laid lawns, large garden to rear
- Driveway kerbed & tarmacadamed, extends to rear
- Mature hedging on boundaries
- Residence c. 1,582 sq.ft
- Garage to rear c. 258 sq.ft
- Oil fired central heating & solid fuel heating
- BER B3
- Viewing comes highly recommended











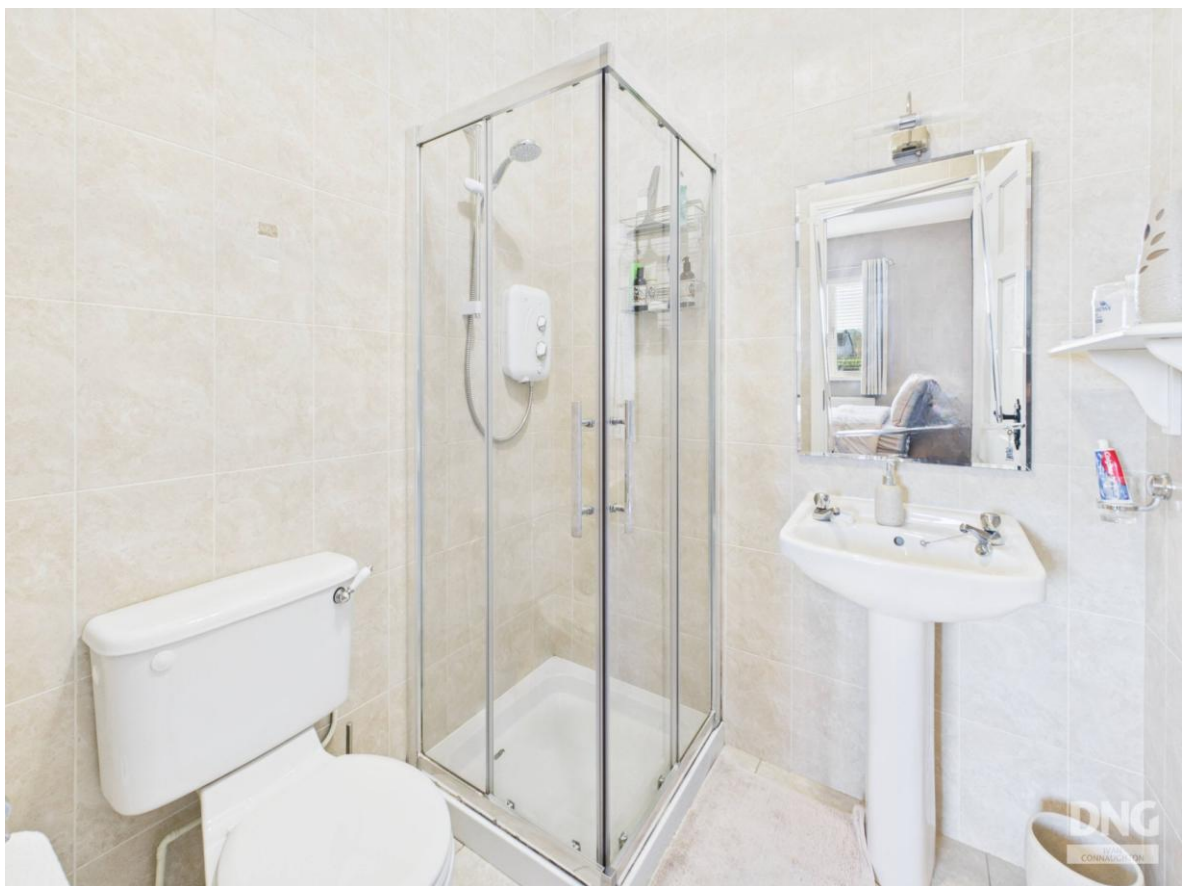
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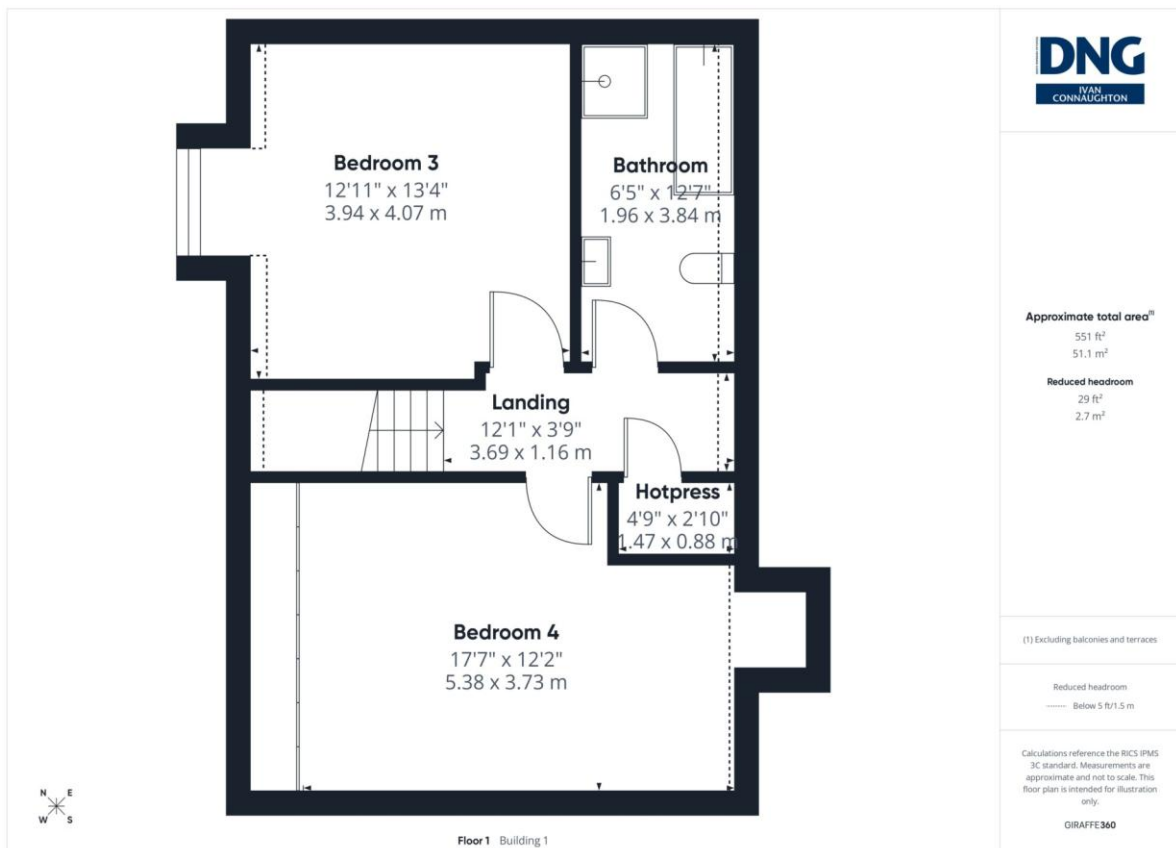
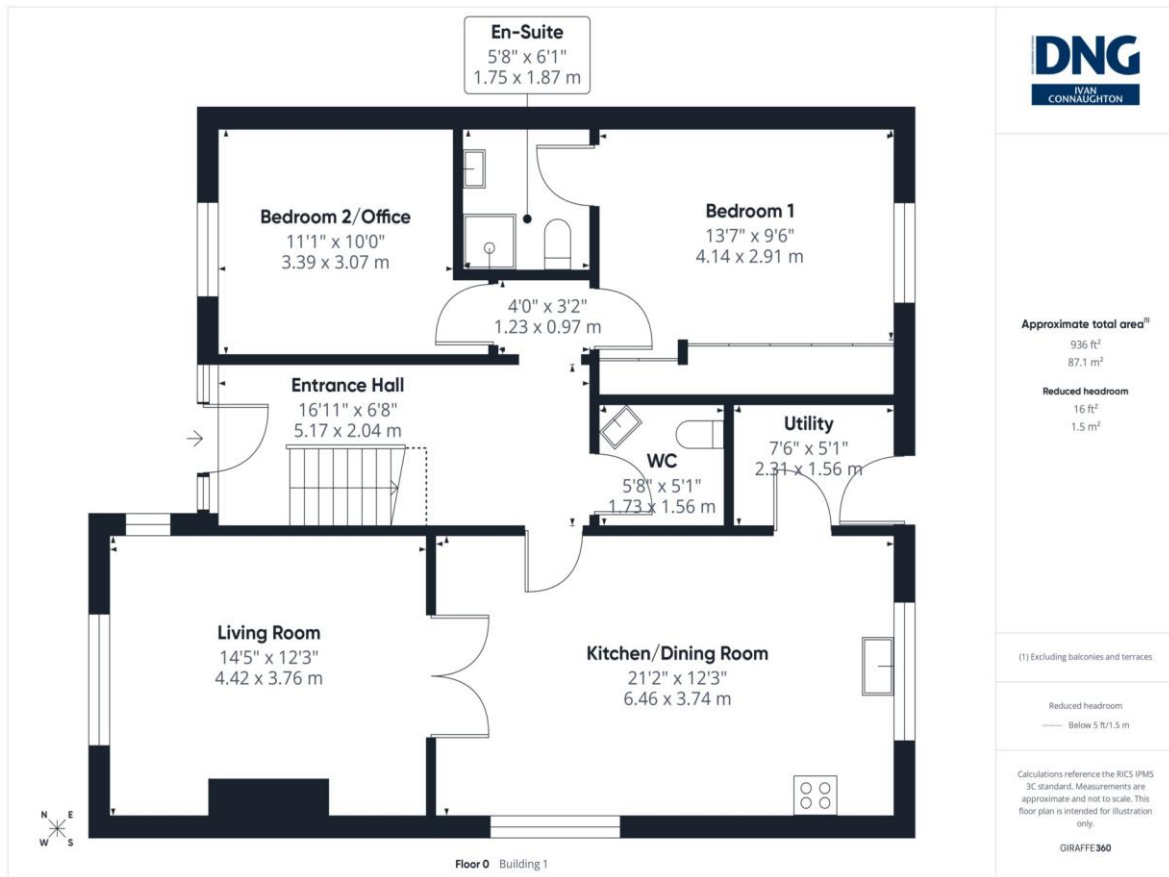
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