

For Sale

49 Dún Ard, Knockcroghery, Co. Roscommon.

F42 AT81

| *Semi-Detached*



BER C1



Guide Price: €265,000

Prime four bedroom semi-detached residence in excellent condition located in the much sought after Dún Ard Development. The property is within walking distance of all Knockcroghery Village amenities and convenient to the towns of Athlone (c. 19km) and Roscommon (c. 10.5 km)

The residence boasts spacious living accommodation throughout.

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

Viewing comes highly recommended & is by appointment only.

For further details & to arrange a viewing, contact the office on 090-6663700

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Entrance Hall

18'7" (5.66m) x 7'4" (2.24m)

Living Room

15'7" (4.75m) x 13'8" (4.17m)

Kitchen/ Dining Room

12'0" (3.66m) x 21'6" (6.55m)

Utility

7'5" (2.26m) x 5'4" (1.63m)

W.C.

4'6" (1.37m) x 5'6" (1.68m)

Bedroom 1

10'2" (3.1m) x 13'2" (4.01m) En-Suite off (7'2" x 6'3")

Bedroom 2

12'8" (3.86m) x 9'5" (2.87m)

Bedroom 3

6'5" (1.96m) x 11'8" (3.56m)

Bedroom 4

10'6" (3.2m) x 7'9" (2.36m)

Bathroom

5'7" (1.7m) x 8'1" (2.46m)

OTHER FEATURES

- Laid Lawns to Front and Rear, Large Enclosed Garden to Rear
- Driveway Tarmacadamed
- Patio Area off Kitchen/Dining Room
- Garden Shed with Power Supply to Rear (7'8" x 5'8")
- Oil Fired Central Heating















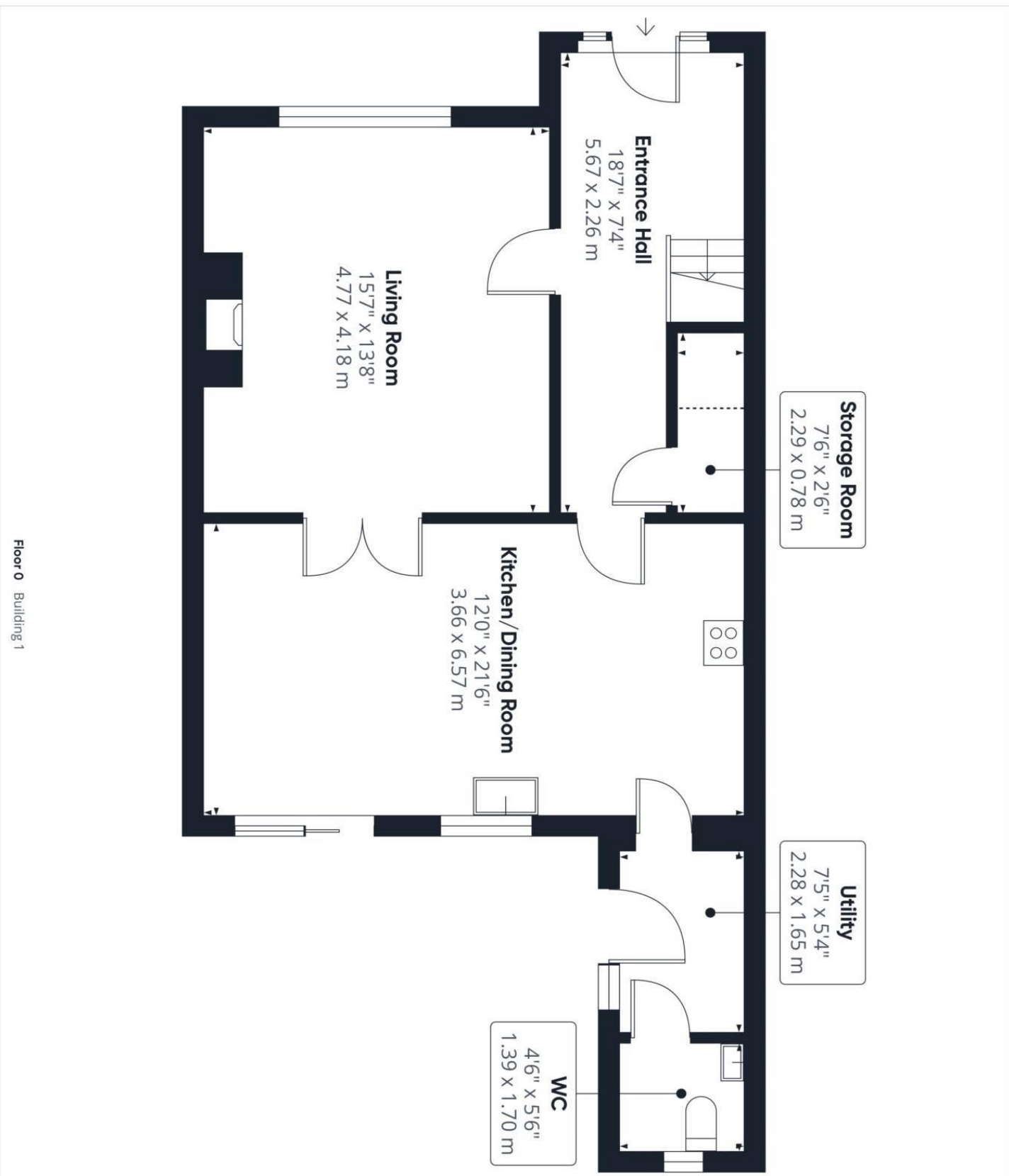






49 Dún Ard, Knockcroghery, Co. Roscommon. F42 AT81





Floor 0 Building 1



Approximate total area⁽¹⁾

674.46 ft²
62.66 m²

Reduced headroom

7.43 ft²
0.69 m²

(1) Excluding balconies and terraces

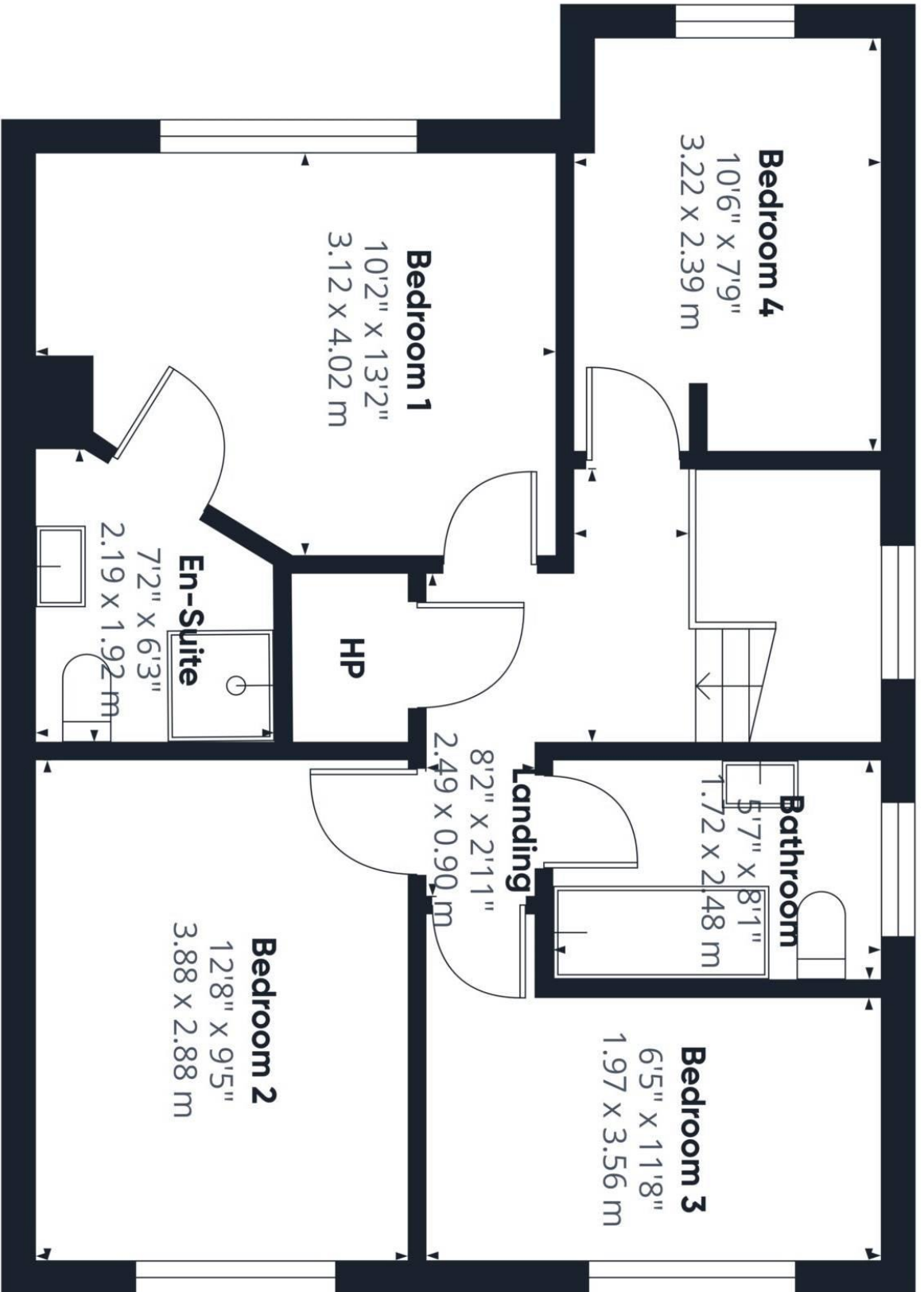
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

Approximate total area⁽¹⁾

550.05 ft²
 51.1 m²

(1) Excluding balconies and terraces

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