

# For Sale

27 The Paddock, Athleague  
Co. Roscommon. F42 WC61  
5 Bedroomsl Detached



Offers in Excess of €225,000

Very spacious five bedroom two storey detached residence in excellent condition located in much sought after area, within walking distance of all amenities.

Accommodation comprises Ground Floor: reception hallway, sitting room, kitchen/dining room, conservatory/sun room, utility, bedroom, First Floor: bedrooms four in all with two en-suite and bathroom.

The auctioneer invites enquiries for immediate sale.

**To arrange a viewing, contact the office on 090-6663700  
Viewings at evenings, weekends and Bank Holidays also  
accommodated.**

## Reception Hallway

13'2" (4.01m) x 6'0" (1.83m) Door to, tiled floor, stairs to first floor

## Sitting Room

16'2" (4.93m) x 12'2" (3.71m) Feature cast iron fireplace with marble surround, wooden floor, bay window to front, double doors to kitchen/dining

## Kitchen/Dining Room

21'7" (6.58m) x 12'2" (3.71m) Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, dishwasher, wooden floor, inset tiling, double doors to sitting room and conservatory/sunroom

## Conservatory/Sun Room

12'0" (3.66m) x 10'0" (3.05m) Wooden floor, feature high ceiling, sliding door to rear, double doors to kitchen/dining

## Utility

8'6" (2.59m) x 6'10" (2.08m) Fitted units, built in washing machine and dryer, Grant indoor boiler, door to rear, wooden floor, W.C. off 6'10" x 3'10", toilet, wash hand basin, tiled floor

## Bedroom One

13'2" (4.01m) x 9'10" (3m) Wooden floor, bay window to front

## Landing

10'5" (3.18m) x 5'0" (1.52m) Wooden floor, hotpress (airing cupboard) off

## Bedroom Two

12'9" (3.89m) x 12'2" (3.71m) Wooden floor, en-suite off 5'3" x 5'2", toilet, wash hand basin, shower, fully tiled

## Bedroom Three

14'0" (4.27m) x 9'0" (2.74m) Wooden floor

## Bedroom Four

12'9" (3.89m) x 8'9" (2.67m) Wooden floor, built in wardrobe

## Bedroom Five

12'4" (3.76m) x 10'5" (3.18m) Wooden floor, built in wall to wall wardrobe, en-suite off 8'8" x 3'6", toilet, wash hand basin, shower, fully tiled

## Bathroom

9'0" (2.74m) x 8'3" (2.51m) Toilet, wash hand basin, bath, shower separate, fully tiled

## FEATURES

- Laid lawns to front and rear
- Large enclosed garden to rear
- Tarmacadamed driveway
- Patio to rear with Indian sandstone finish
- Garden shed 9' x 7'
- Maturing trees in garden

























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Approx. total internal floor area 162m<sup>2</sup> / 1744ft<sup>2</sup>

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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only

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