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 ensuite 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.

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70 Tel: 090-6663700 Email: info@connaughtonauctioneers.ie

PSRA Licence No. 001350

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 build 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

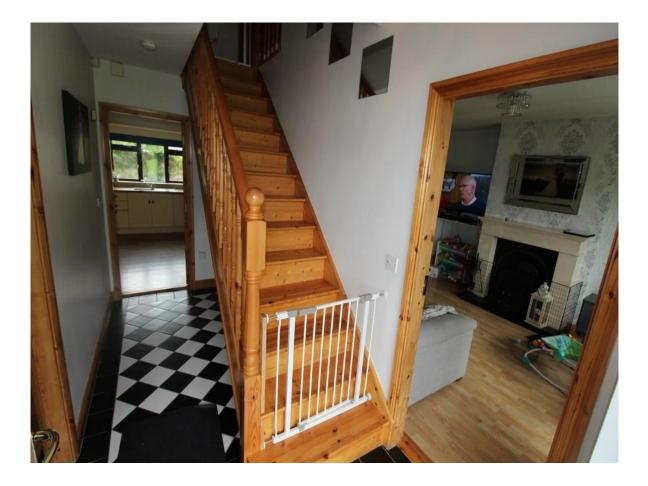
12'4" (3.76m) x 10'5" (3.18m) Wooden floor, built in wall to wall wardrobe, en-suite off 8`8" x 3`6", toilet, wash hand basin, shower, fully tiled

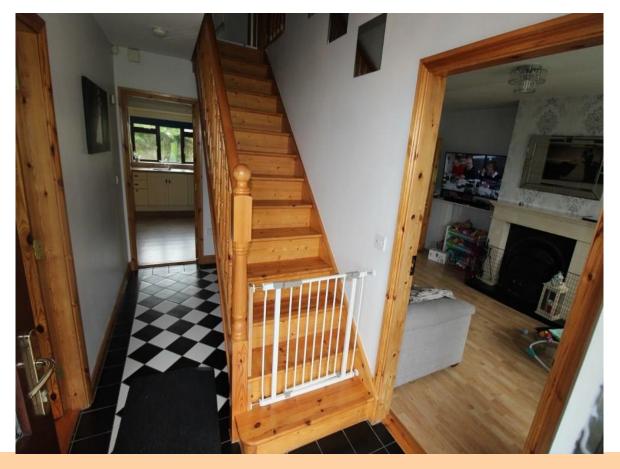
Bathroom

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