

For Sale

1 Ballindrimley, Castlerea, Co. Roscommon
F45 YP74
4 Bedroom Semi-Detached

M131

BER C1



Price Region €140,000

Prime Four Bedroom Semi Detached House located on the fringe of Castlerea Town on the Ballindrimley Road. In excellent condition throughout with large garden to rear. Ideal for the first time buyer / investment market.

Accommodation includes Ground Floor: entrance hallway, sitting room, large kitchen/dining room, downstairs wc, four bedrooms (master ensuite) and main bathroom.

For further details and to arrange viewing, contact the office on 090-6663700.

Evening, weekend and bank holiday viewings available by prior arrangement.



Reception Hallway

14'0" (4.27m) x 6'0" (1.83m) Wooden flooring, stairs to first floor

Sitting Room

13'0" (3.96m) x 31'0" (9.45m) Wooden flooring, large window overlooking front garden, open fireplace with wooden mantle



Kitchen/Dining Room

19'6" (5.94m) x 17'7" (5.36m) Fully fitted kitchen with integrated appliances, tiled flooring and splash-back, wooden flooring in the dining area, door off into rear garden

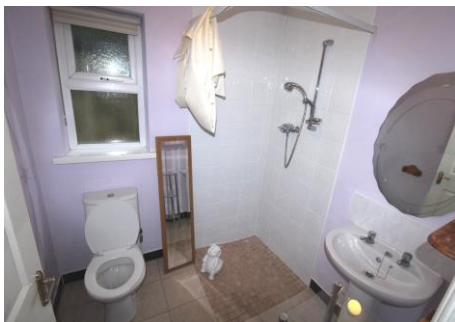


Downstairs WC

6'4" (1.93m) x 5'8" (1.73m) Wet room shower area, toilet, wash hand basin, tiled flooring, part tiled walls

Landing

13'4" (4.06m) x 8'3" (2.51m) Hot press (airing cupboard) off, access to attic



Bedroom One

14'6" (4.42m) x 8'7" (2.62m) Fully fitted wardrobes, wooden flooring



Bedroom Two

10'3" (3.12m) x 9'5" (2.87m) Fully fitted wardrobes, wooden flooring

Bedroom Three

16'6" (5.03m) x 10'5" (3.18m) Fully fitted wardrobes, wooden flooring



Ensuite Bathroom

6'1" (1.85m) x 5'8" (1.73m) Toilet, wash hand basin, shower & unit, tiled flooring, part tiled walls

Bedroom Four

10'4" (3.15m) x 9'8" (2.95m) Fully fitted wardrobes, wooden flooring



Main Bathroom

6'5" (1.96m) x 6'0" (1.83m) Toilet, wash hand basin, bath with electric shower over, tiled flooring, part tiled walls



- Within walking distance of Castlerea Town & all amenities
- Large garden to rear
- OFCH, mains sewerage & mains water
- Covered entrance to front and rear doors
- Countryside views from rear of property
- Ideal starter home/investment property



