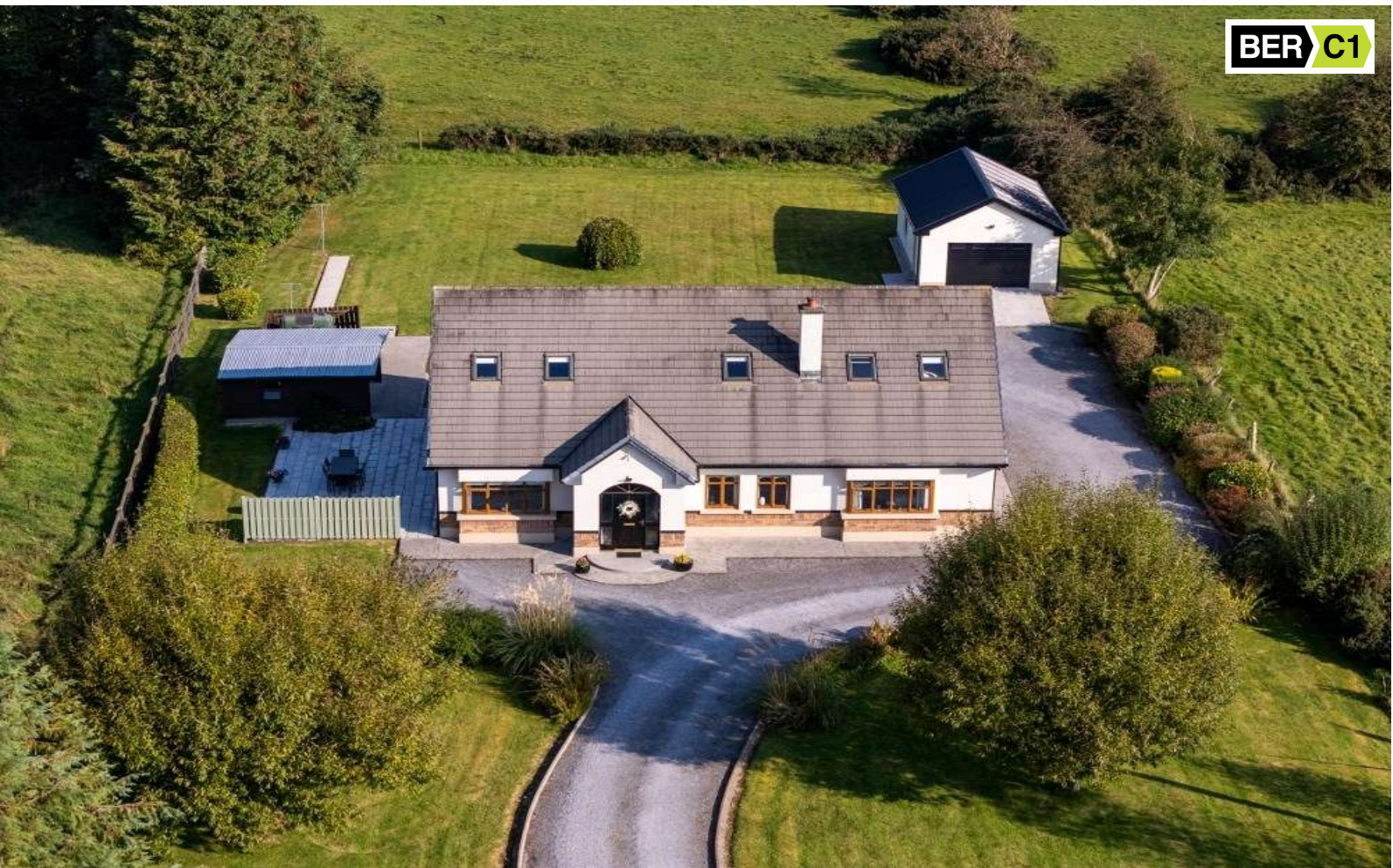


# For Sale

Ballyboughan (Ballybride),  
Roscommon Town. F42 XN63  
Residence on c. 0.94 Acres



## Price Region: Offers in Excess of €495,000

Very attractive five bedroom detached residence in excellent condition throughout, with a floor area of approx 2,454 sq.ft with garage to rear altogether standing on c. 0.94 Acres of private mature grounds and located just a short distance from Roscommon Town.

Boasting spacious living accommodation throughout, viewing comes highly recommended.

Accommodation includes Ground Floor: entrance hall, sitting room, kitchen/dining room, utility, W.C. three bedrooms with one en-suite. main bathroom. First Floor: linen room, two bedrooms, both having en-suite and walk-in-wardrobe.

**For further details and to arrange a viewing. Contact the office on 090-6663700**

**Entrance Hall**

26'5" (8.05m) x 25'7" (7.8m)

**Sitting Room**

14'3" (4.34m) x 12'11" (3.94m)

**Kitchen/Dining Room**

25'4" (7.72m) x 13'1" (3.99m)

**Utility**

8'1" (2.46m) x 4'11" (1.5m)

**W.C.**

8'1" (2.46m) x 3'6" (1.07m)

**Bedroom 1**

14'8" (4.47m) x 14'4" (4.37m) En-suite off

**Bedroom 2**

12'10" (3.91m) x 11'6" (3.51m)

**Bedroom 3**

11'6" (3.51m) x 11'3" (3.43m)

**Main Bathroom**

11'6" (3.51m) x 10'3" (3.12m)

**Bedroom 4**

19'11" (6.07m) x 19'1" (5.82m) En-suite, Walk-in-wardrobe off

**Bedroom 5**

23'11" (7.29m) x 19'1" (5.82m) En-suite, W.C. Walk-In-Wardrobe off

**Linen Room**

8'6" (2.59m) x 3'3" (0.99m)

**OTHER FEATURES**

- Living space c. 2,454 sq.ft
- Detached garage c. 355 sq.ft Garden shed c. 139 sq.ft
- Patio to side off kitchen/dining room
- Mature private grounds, overall area c. 0.94 acres
- Driveway kerbed & stoned, extends to rear
- Oil fired central heating
- Ideal family home due to size, condition & location
- Viewing strictly by appointment with the auctioneer



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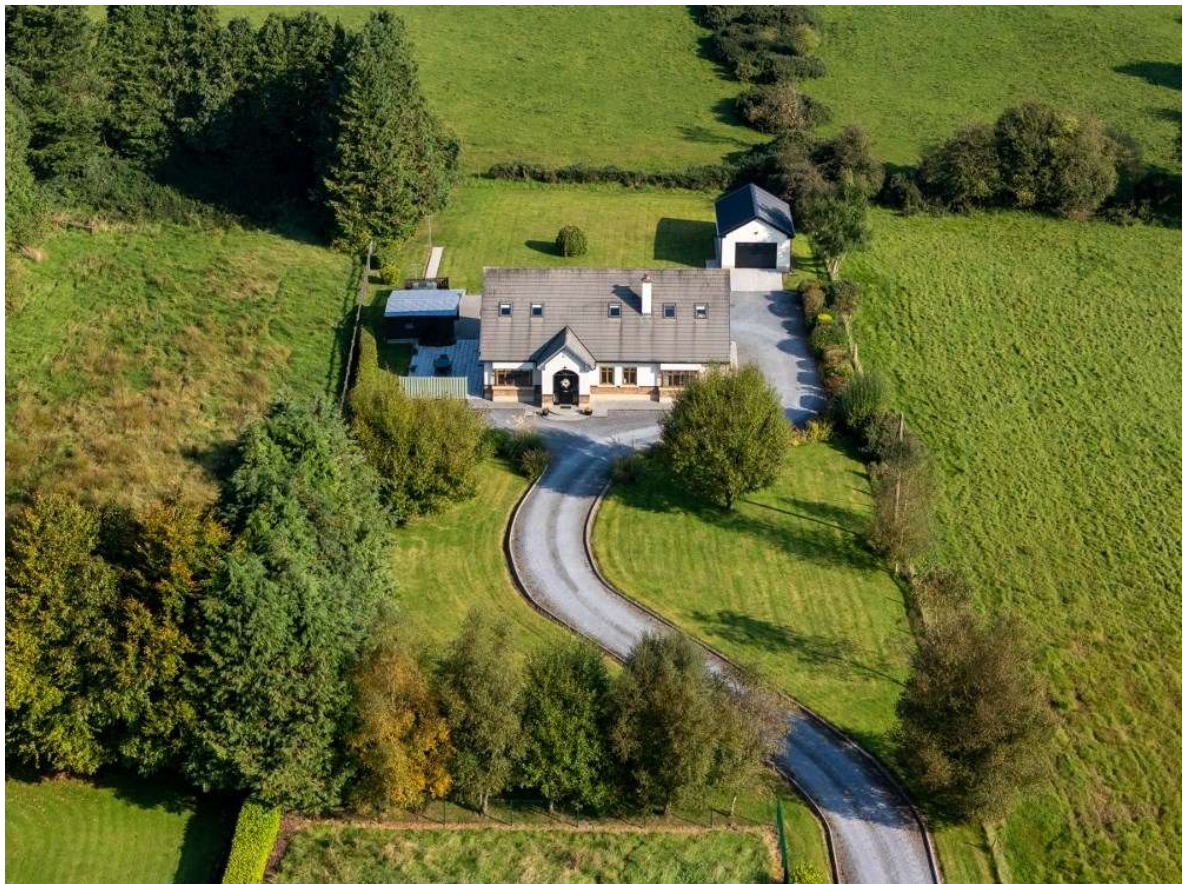
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Ballyboughan, Co. Roscommon F42 XN63



Approx. floor area  
228m<sup>2</sup> / 2454ft<sup>2</sup>



5



6



139ft<sup>2</sup>



33m<sup>2</sup>



355ft<sup>2</sup>

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

