

For Sale

6 St. Martin`s, Galway Road, Roscommon Town.

F42 HY46

| *Semi-Detached Bungalow*



BER F



Guide Price: €250,000

This Charming Three bedroom Semi Detached Bungalow, set on a generous 0.50 Acre site, offers an excellent opportunity for those looking to put their own stamp on a property. Located in a much sought after area on the outskirts of Roscommon Town, the bungalow is still within walking distance to local amenities, including the train station, schools, and shops, making it a highly convenient location. Although the property is in need of minor renovation, it presents immense potential for improvement and customisation. The surrounding grounds offer plenty of outdoor space, ideal for gardening while being just minutes away from the town`s vibrant amenities.

Accommodation includes entrance hall, living room, kitchen, dining room, three bedrooms and main bathroom.

Note: The adjoining residence No. 5 is also for sale.

Viewing comes highly recommended & is by appointment only.

For further details & viewings, contact our 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

6'5" (1.96m) x 3'3" (0.99m)

Living Room

14'5" (4.39m) x 9'5" (2.87m)

Kitchen

14'2" (4.32m) x 9'9" (2.97m)

Dining Room

10'9" (3.28m) x 13'2" (4.01m)

Bedroom 1

14'5" (4.39m) x 9'2" (2.79m)

Bedroom 2

7'5" (2.26m) x 11'9" (3.58m)

Bedroom 3

6'4" (1.93m) x 7'11" (2.41m)

Bathroom

5'4" (1.63m) x 11'5" (3.48m)







6 St. Martin's, Galway Road, Roscommon Town. F42 HY46





6 St. Martin's, Galway Road, Roscommon Town. F42 HY46





6 St. Martin's, Galway Road, Roscommon Town. F42 HY46



6 St. Martin's, Galway Road, Roscommon Town. F42 HY46



6 St. Martin's, Galway Road, Roscommon Town. F42 HY46





Approximate total area⁽¹⁾

762.83 ft²
70.87 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360