

**FOR SALE**

**“The Cottage”**

**Racecourse Road**

**Roscommon Town F42 PP64**

**PRICE REGION: EXCESS €110,000**

Property Reference: OR2179



Very attractive three bedroom cottage in good condition located on a large site in much sought after residential area in Roscommon Town. The residence boasts spacious living accommodation throughout and is deceptively large in size with viewing highly recommended. Accommodation includes reception hallway, living room, kitchen/dining room, back hallway, bedrooms three in all and bathroom.

To arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

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<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>10'10" x 3'3"</i>	<i>Doorway to, carpeted</i>
<i>Living Room</i>	<i>19' x 12'</i>	<i>Wooden floor, cast iron fireplace, centre lights, double doors to kitchen/dining</i>
<i>Kitchen/Dining Room</i>	<i>15'7" x 10'6"</i>	<i>Fully fitted kitchen including built in washing machine, fridge, cooker, hob, extractor fan, freezer, wooden floor, door to side, spotlights, double doors to living room</i>
<i>Back Hallway</i>	<i>6' x 3'4"</i>	<i>Hotpress (airing cupboard) off</i>
<i>Bedroom 1</i>	<i>10'8" x 7'6"</i>	<i>Carpeted</i>
<i>Bedroom 2</i>	<i>11'5" x 10'10"</i>	<i>Carpeted</i>
<i>Bedroom 3</i>	<i>14'3" x 9'</i>	<i>Wooden floor</i>
<i>Bathroom</i>	<i>7'8" x 6'2"</i>	<i>Toilet, wash hand basin, bath, tiled floor, part wall tiling</i>

#### **OTHER FEATURES**

- *Laid lawns*
- *Driveway to side*
- *Garden shed to rear*
- *Natural hedge to front*
- *Block wall to rear*
- *Oil fired central heating*

**RECEPTION HALLWAY**



**LIVING ROOM**



**LIVING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BATHROOM**



**GARDEN TO FRONT**



**GARDEN TO SIDE/ REAR**



**GARDEN TO SIDE/ REAR**



**REAR VIEW OF HOUSE**



**FRONT OF HOUSE**

