



Spacious four bedroom dormer residence in excellent condition located to front of development. With two bedrooms on ground floor and large enclosed garden to rear, viewing comes highly recommended. The property is located convenient to both Athlone and Roscommon, in a much sought after residential area. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, conservatory/sunroom, bedrooms 2 in all and bathroom, First Floor: bedrooms 2 in all with one en-suite.

Enquiries and offers invited for immediate sale. Viewings can be arranged by contacting the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - 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.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>16'4" x 6'2"</i>	<i>Upvc doorway to, wooden floor, stairs to first floor, hotpress (airing cupboard off)</i>
<i>Sitting Room</i>	<i>12'9" x 12'5"</i>	<i>Cast iron fireplace, coving, spotlights, wooden floor</i>
<i>Kitchen/Dining Room</i>	<i>13'10" x 12'6"</i>	<i>Fully fitted kitchen including built in cooker, gas hob, extractor fan, washing machine, fridge freezer, tiled floor, centre light, double doors to conservatory/sunroom</i>
<i>Conservatory/ Sun Room</i>	<i>13' x 10'</i>	<i>Double doors to kitchen/dining room, door to rear, wooden floor</i>
<i>Bedroom 1</i>	<i>12'5" x 9'10"</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>12'8" x 12'5"</i>	<i>Carpeted, provision for en-suite</i>
<i>Bathroom</i>	<i>8'6" x 8'</i>	<i>Toilet, wash hand basin, bath, shower separate, tiled floor</i>
<i>First Floor</i>		
<i>Landing</i>	<i>6'6" x 5'6"</i>	<i>Carpeted</i>
<i>Bedroom 3</i>	<i>13' x 12'6"</i>	<i>Carpeted, Velux windows to rear</i>
<i>Bedroom 4</i>	<i>15'7" x 13'</i>	<i>Carpeted, incorporating en-suite, toilet, wash hand basin, shower, fully tiled</i>

OTHER FEATURES

- ***Laid lawns, large garden to rear***
- ***Driveway kerbed and tarmacadamed***
- ***Oil fired central heating***
- ***Alarmed***
- ***Garden shed to rear***
- ***Range of mature shrubbery on site***
- ***Patio area to rear***
- ***Block wall to side/rear boundaries***

RECEPTION HALLWAY



SITTING ROOM



KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



CONSERVATORY/ SUNROOM



BATHROOM



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BEDROOM



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LANDING



REAR VIEW OF HOUSE



GARDEN TO REAR



FRONT OF HOUSE

