



Very spacious four bedroom detached two storey residence standing on a large site located close to Ballinasloe Town Centre and all amenities in much sought after area. The residence is in good structural condition and an ideal property for prospective purchasers wishing to complete to their own liking. Located in close proximity to the following: Ballinasloe Train Station - 5 min walk, National School - 10 min walk, High School (Boys & Girls) - 20 min walk, Coral Leisure Centre - 5 min walk, Athlone Town Centre - 20 min drive, Portiuncula Hospital - 2 min drive / 20 min walk. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen, living/dining room, back hallway, bedroom, bathroom, First Floor: bedrooms 3 in all and bathroom. Viewing comes highly recommended and is strictly by appointment with the auctioneer. For further information and 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 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](mailto:info@ivanconnaughton.com)

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>15'7" x 5'11"</i>	<i>Doorway to, stairs to first floor</i>
<i>Sitting Room</i>	<i>13'9" x 11'8"</i>	<i>Open fireplace, coving</i>
<i>Kitchen</i>	<i>10'10" x 6'</i>	<i>Fitted units</i>
<i>Living/ Dining Room</i>	<i>11'2" x 9'10"</i>	<i>Coving</i>
<i>Back Hallway</i>	<i>9'1" x 4'10"</i>	<i>Door to rear</i>
<i>Bedroom 1</i>	<i>11'6" x 9'9"</i>	<i>Wooden floor</i>
<i>Bathroom 1</i>	<i>8'6" x 5'10"</i>	<i>Toilet, wash hand basin, bath with shower over</i>
<i>First Floor</i>		
<i>Landing</i>	<i>20'3" x 5'10"</i>	<i>Carpeted</i>
<i>Bedroom 2</i>	<i>8'6" x 7'8"</i>	<i>Carpeted, timber ceiling</i>
<i>Bedroom 3</i>	<i>12' x 11'8"</i>	<i>Carpeted, timber ceiling</i>
<i>Bedroom 4</i>	<i>12'1" x 11'10"</i>	<i>Carpeted, timber ceiling</i>
<i>Bathroom 2</i>	<i>11'9" x 7'10"</i>	<i>Toilet, wash hand basin, bath, hotpress (airing cupboard off)</i>

**OTHER FEATURES**

- *Railing to front*
- *Large garden to rear*
- *Gate to side*
- *Enclosed yard to rear*

*Reception  
Hallway*



*Sitting Room*



*Bathroom 1*



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*Landing*



*Landing*



*Bedroom*



*Bedroom*



*Bedroom*



*Bathroom 2*



*Garden to Rear*



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*Rear View of House*



*Front of House*



*Map of Property*

