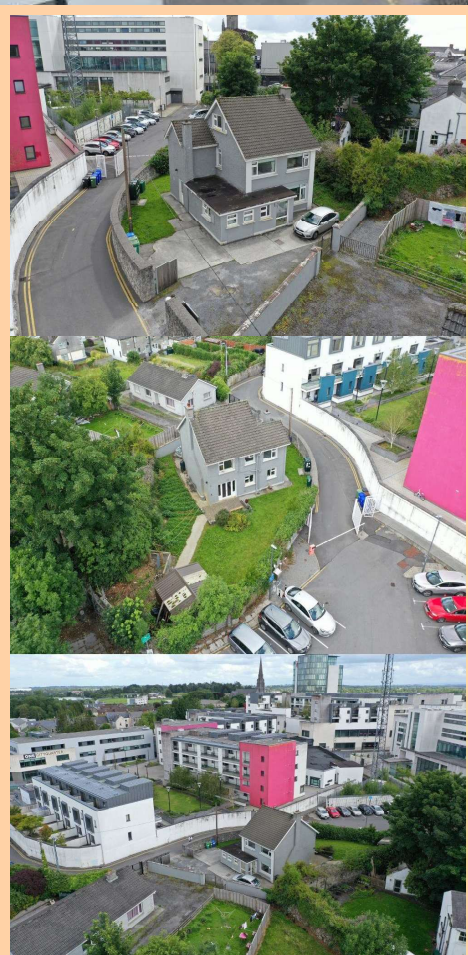
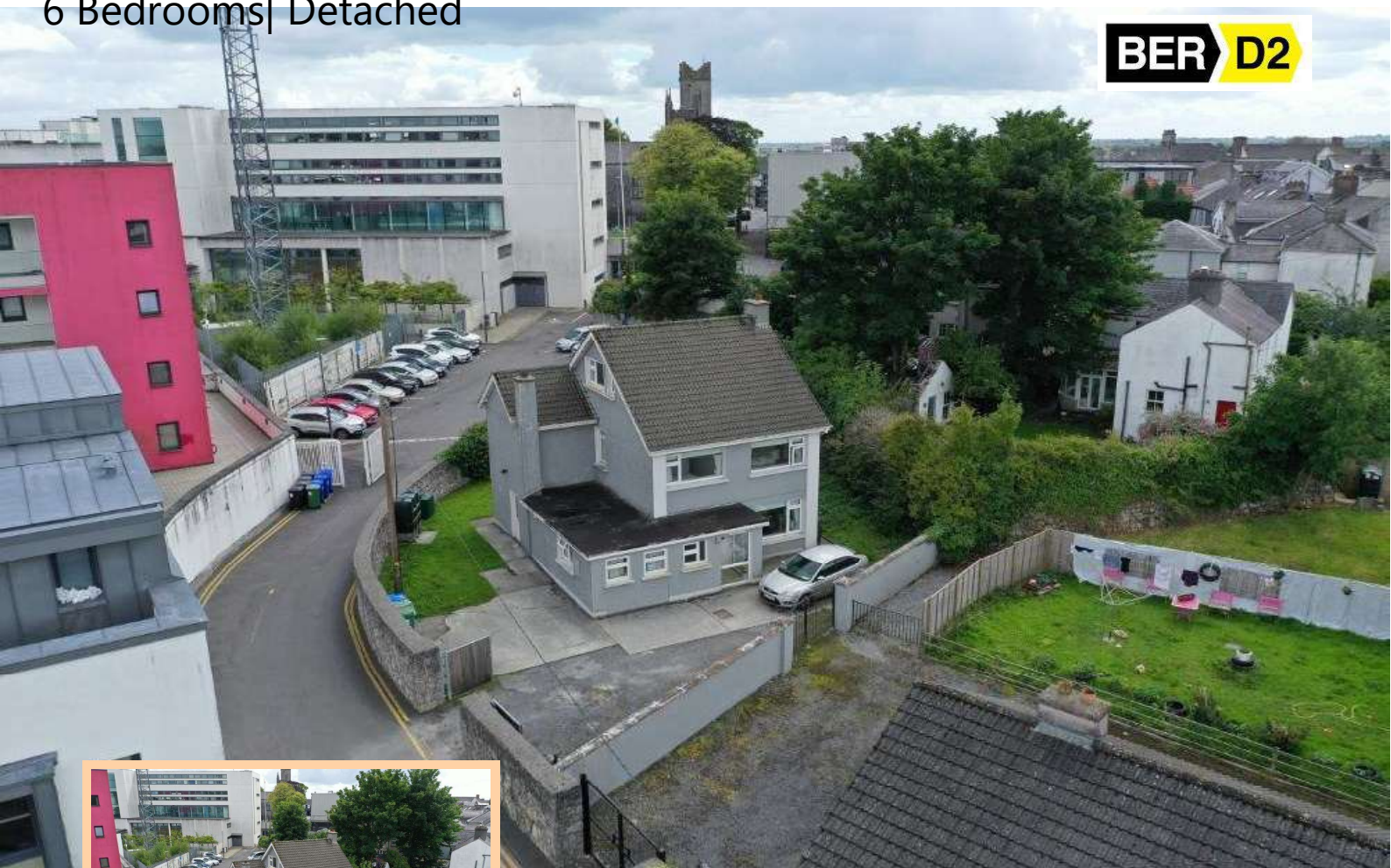


For Sale

St. Josephs, Railway View, Athlone
Co. Westmeath. N37 TX34
6 Bedrooms| Detached

CONNAUGHTON
AUCTIONEERS
www.connaughtonauctioneers.ie

BER D2



Price Region: €320,000

Prime six bedroom detached residence in good condition strategically located in private cul-de-sac in the centre of Athlone Town, adjacent Town Centre Shopping Centre, Local Government Offices, Train station and all amenities and close o Athlone Town Surgery and Dunnes Stores. Standing on a large site, this property holds unlimited potential as residential or future commercial due size and location.

Accommodation includes Ground Floor: porch to front, reception hallway, sitting room, kitchen/dining room, en-suite bedroom, First Floor: bedrooms five in all and bathroom, Second Floor: bedroom

Viewing is strictly by appointment with the auctioneer.

To arrange a viewing, call the office on 090-6663700

Viewing at evenings, weekends and Bank Holidays also accommodated.

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie



Porch to Front

5'5" (1.65m) x 5'0" (1.52m) Door to, tiled floor

Reception Hallway

16'1" (4.9m) x 7'2" (2.18m) Stairs to first floor with storage under, wooden floor, W.C. 6'9" x 4', toilet, wash hand basin, fully tiled

Sitting Room

13'10" (4.22m) x 12'4" (3.76m) Wooden floor, double doors to kitchen/dining



Kitchen/Dining Room

29'9" (9.07m) x 12'0" (3.66m) Fully fitted kitchen including built in cooker, hob, extractor fan, washing machine, tiled/wooden floor, dishwasher, French doors to rear, double doors to sitting room, door to side, Stanley solid fuel stove (assists heating)

Bedroom One (En-Suite)

16'9" (5.11m) x 9'0" (2.74m) Wooden floor, en-suite off 7'10" x 4'6", toilet, wash hand basin, shower, fully tiled



Landing

12'0" (3.66m) x 8'9" (2.67m) wooden floor, stairs to second floor with hotpress (airing cupboard) under

Bedroom Two

10'5" (3.18m) x 9'8" (2.95m) Wooden Floor

Bedroom Three

11'9" (3.58m) x 11'0" (3.35m) Wooden Floor

Bedroom Four

12'7" (3.84m) x 11'0" (3.35m) Wooden Floor, built in wardrobe

Bedroom Five

9'1" (2.77m) x 8'9" (2.67m) Wooden floor, storage area off



Bathroom

8'6" (2.59m) x 5'5" (1.65m)

Toilet, wash hand basin, shower, fully tiled

Landing

5'9" (1.75m) x 5'0" (1.52m)

Wooden Floor, access to attic

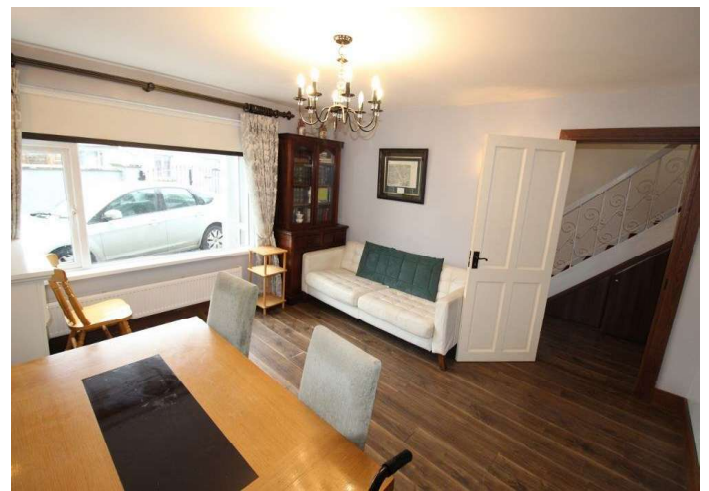
Bedroom Six

16'0" (4.88m) x 14'0" (4.27m)

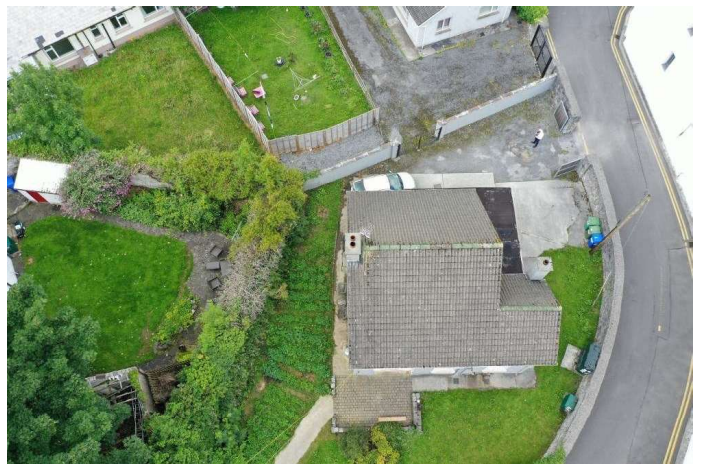
Wooden Floor, wall to wall wardrobe



- Large enclosed property with double access
- Laid lawns, large garden to rear
- Garden shed to rear 13'6" x 13'
- Cobblelocked area to rear
- Oil fired central heating
- Driveway to front, concreted
- Genuine Walnut architraves & skirting.







MAP OF PROPERTY

