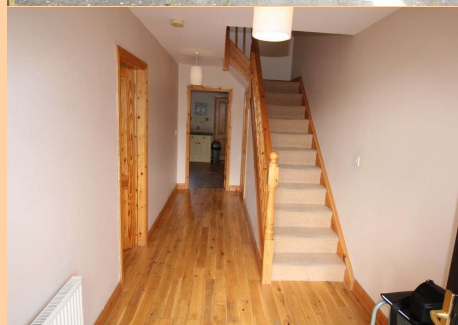
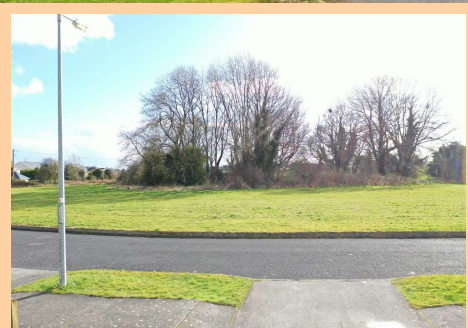


# For Sale

30 Dún Ard, Knockcroghery, Co. Roscommon  
F42 WO82  
4 Bedrooms| Semi-Detached



[www.gonnaughtonauctioneers.ie](http://www.gonnaughtonauctioneers.ie)



Price €175,000

Very spacious four bedroom semi-detached residence in excellent condition throughout located in much sought after residential area and within walking distance of Knockcroghery Village. This residence would be an ideal starter home or investment property due location between Roscommon and Athlone.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, utility, First Floor: bedrooms four in all with one en-suite and bathroom.

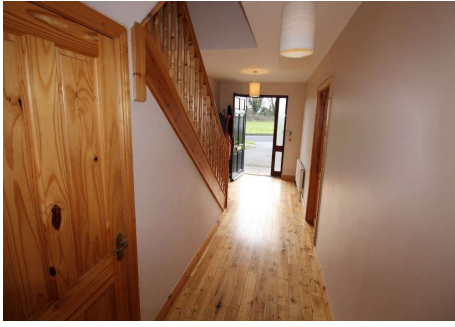
To arrange a viewing contact the office on 090-6663700 Viewings at evenings, weekends and Bank Holidays also accommodated

PSRA Licence No. 001350

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

Tel: 090-6663700

Email: [info@gonnaughtonauctioneers.ie](mailto:info@gonnaughtonauctioneers.ie)



### **Reception Hallway**

18'10" (5.74m) x 7'6" (2.29m) Doorway to, wooden floor, stairs to first floor with storage under

### **Sitting Room**

15'11" (4.85m) x 13'10" (4.22m) Wooden floor, cast iron fireplace with wooden surround, centre light, double doors to kitchen/dining



### **Kitchen/ Dining Room**

21'6" (6.55m) x 12'0" (3.66m) Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, dishwasher, spotlights, inset tiling, sliding door to rear, tiled floor, double doors to sitting room



### **Utility**

7'6" (2.29m) x 5'6" (1.68m) Fitted units, washing machine, dryer, tiled floor, door to rear, W.C. off 5'6" x 4'6", toilet, wash hand basin, tiled floor, part wall tiling



### **Landing**

8'0" (2.44m) x 7'0" (2.13m) Carpeted, hotpress (airing cupboard) off

### **Bedroom 1**

9'8" (2.95m) x 8'0" (2.44m) Built in wardrobe, wooden floor

### **Bedroom 2**

11'8" (3.56m) x 6'6" (1.98m) Wooden floor



### **Bedroom 3**

12'9" (3.89m) x 9'6" (2.9m) Wooden Floor

### **Bedroom 4**

11'8" (3.56m) x 10'5" (3.18m) Carpeted, built in wardrobe, en-suite off 8' x 6'3", toilet, wash hand basin, shower, tiled floor, part wall tiling

### **Bathroom**

8'0" (2.44m) x 5'7" (1.7m) Toilet, wash hand basin, bath, fully tiled

- Driveway to front tarmacadamed
- Laid lawns to front and rear
- Enclosed garden to rear
- Garden shed to rear
- Oil fired central heating
- Patio area off dining area
- Fully alarmed





