

For Sale

2A Newpark Village, Kiltoom,
Athlone, Co. Roscommon. N37 H9N3

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER C2



Price Region: Offers in Excess of €225,000

DNG Ivan Connaughton are delighted to present to market this attractive three bedroom mid-terrace residence located in the highly sought after residential development of Newpark Village. This property offers bright, well proportioned accommodation ideal for modern family living. The accommodation comprises an entrance hall, a fully fitted kitchen, and a spacious living/dining room complete with an open fireplace. Sliding door from the dining area opens out to a private, south facing rear garden with patio and lawn, perfect for outdoor enjoyment. A W.C. at ground floor level adds further convenience. Upstairs, there are three bedrooms, including a master bedroom with en-suite and a walk-through wardrobe. A main family bathroom completes the first-floor accommodation.

Newpark Village is an exclusive development consisting of eight detached homes and five terraced residences, set within a peaceful and scenic countryside environment. Despite its tranquil setting, it enjoys excellent connectivity, being just a 10 minute drive from Athlone Town and within easy reach of a wide range of amenities including schools, retail centres, restaurants, cafés, and bars. Nearby highlights include Hodson Bay Hotel, St. Brigid's GAA Club, and Athlone Golf Driving Range.

For further details & viewing, contact DNG Ivan Connaughton on 090-6663700

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

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Entrance Hall

2.75m (9'0") x 1.52m (5'0")

WC

1.3m (4'3") x 1.74m (5'9")

Kitchen

2.49m (8'2") x 4.08m (13'5")

Living/Dining Room

3.4m (11'2") x 7.66m (25'2")

Landing

0.86m (2'10") x 3.73m (12'3")

Bedroom 1

2.76m (9'1") x 3.63m (11'11")

Walk-Through Wardrobe

2.8m (9'2") x 1.58m (5'2")

En-Suite

2.14m (7'0") x 2.1m (6'11")

Bedroom 2

3.77m (12'4") x 2.89m (9'6")

Bedroom 3

2.14m (7'0") x 2.52m (8'3")

Bathroom

2.14m (7'0") x 1.95m (6'5")

OTHER FEATURES

- Highly sought after residential area
- Oil-fired central heating
- En-suite off master bedroom with sizeable walk-through wardrobe
- Double glazed windows
- Close to Hodson Bay hotel, St Brigid's GAA and Athlone golf driving range
- Athlone Town/ M6 Dublin to Galway Motorway c. 10 min drive
- Close to Lough Ree/ River Shannon
- Off-street parking for 2 cars
- The property is fitted with an alarm

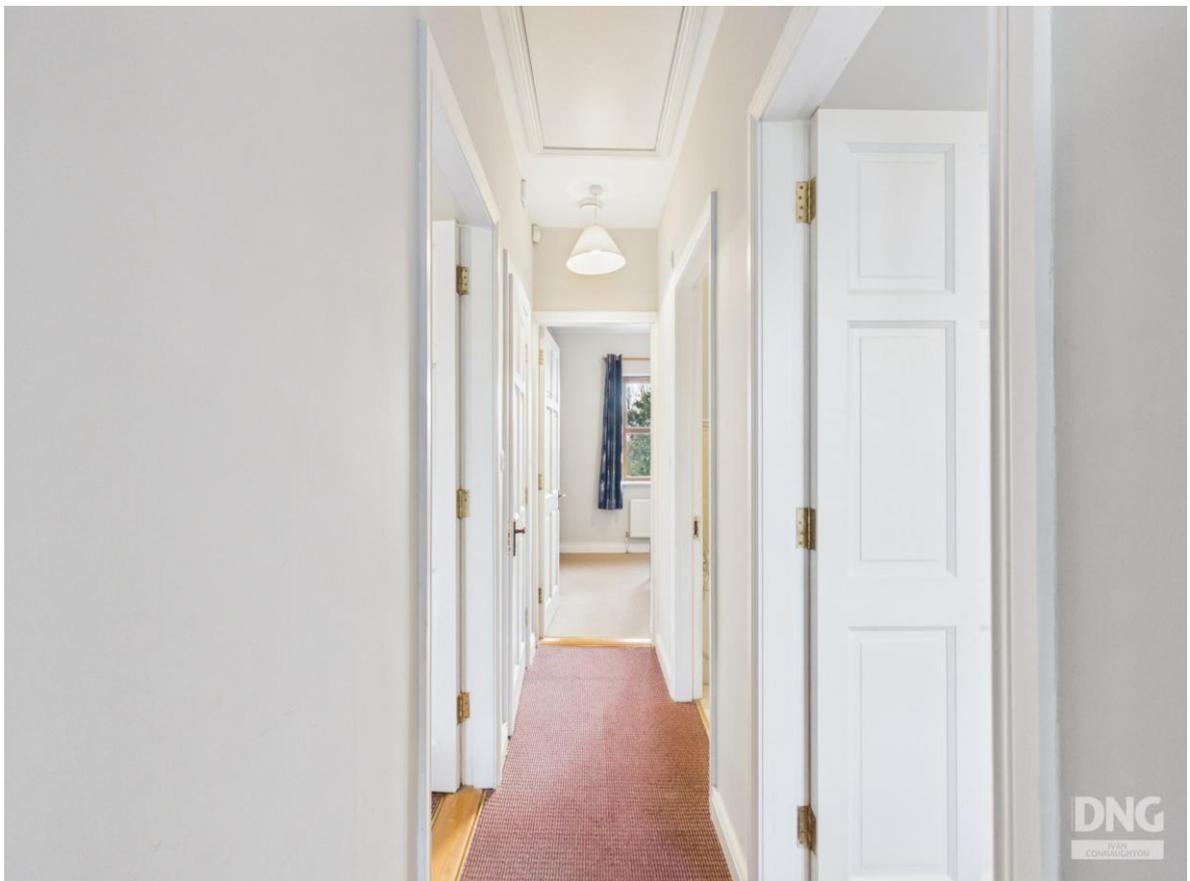






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Bathroom
7'0" x 6'4"
2.14 x 1.95 m

Floor 1

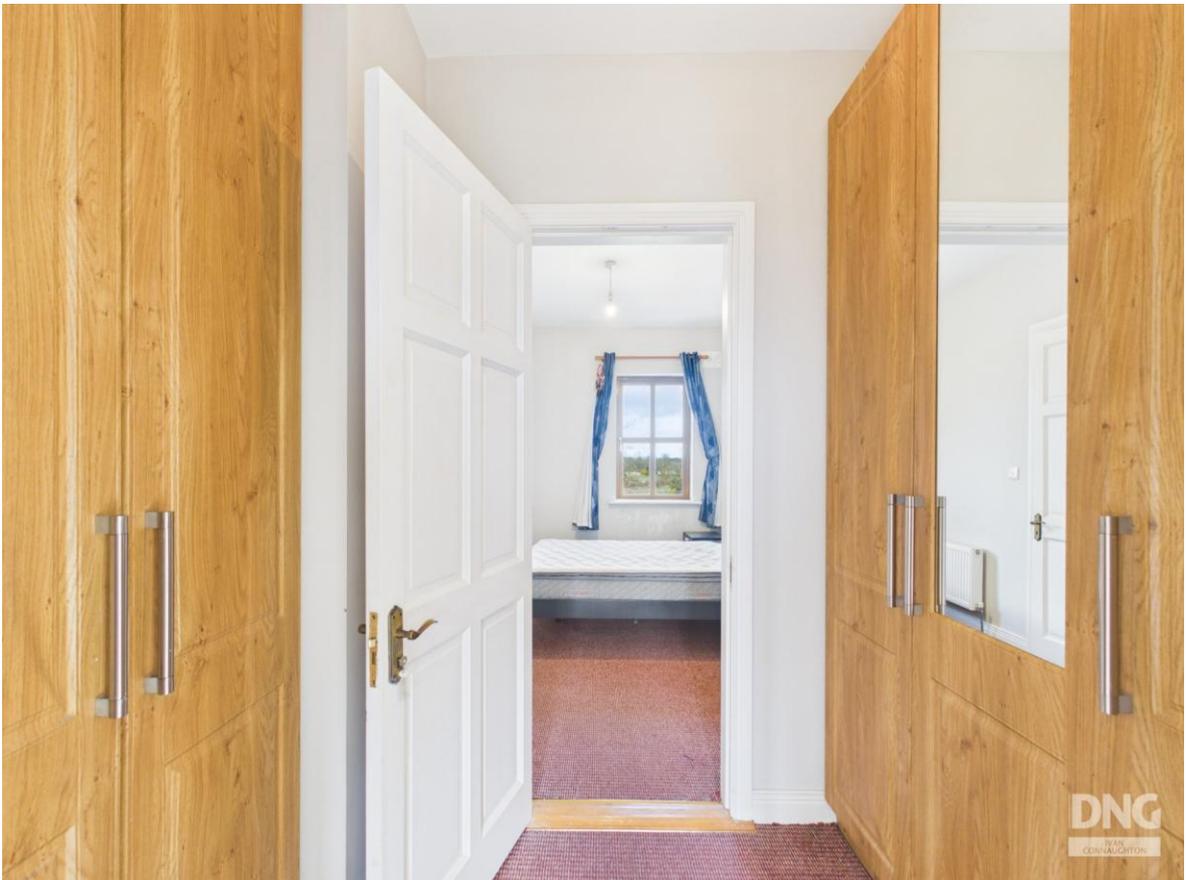
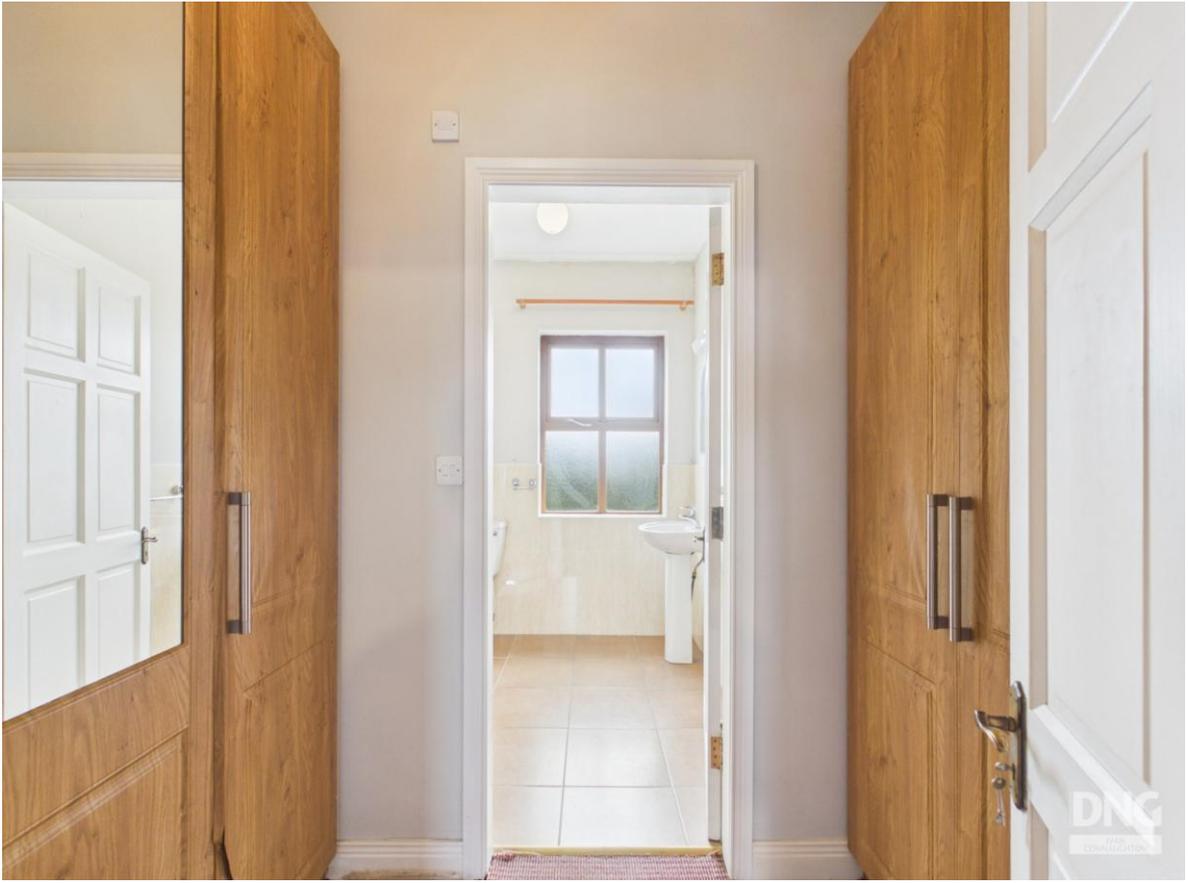
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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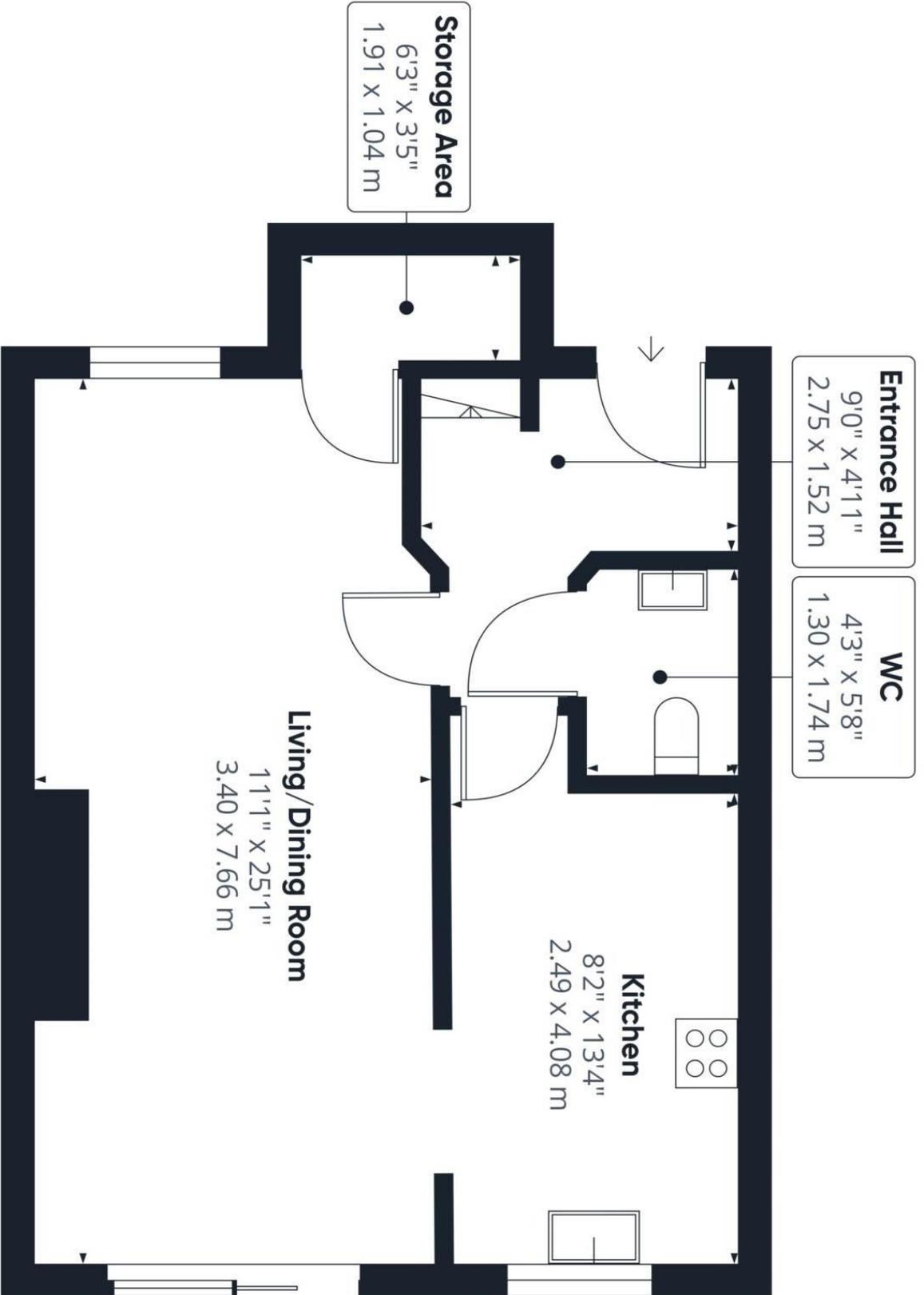


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Approximate total area⁽¹⁾

494 ft²
45.9 m²

Reduced headroom

20 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

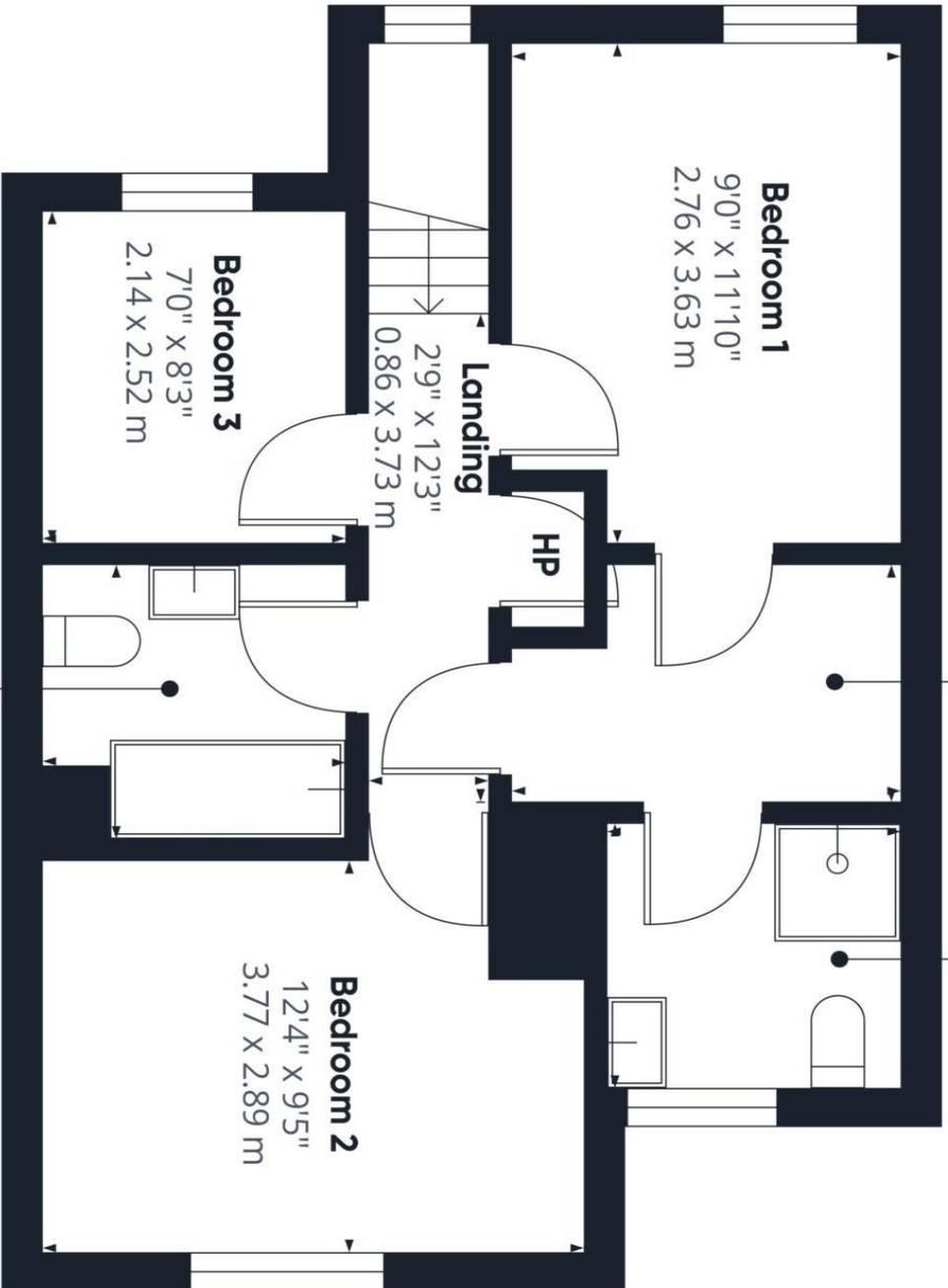
..... Below 5 ft/1.5 m

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**Walk-through
 Wardrobe**
 9'2" x 5'2"
 2.80 x 1.58 m

En-Suite
 7'0" x 6'10"
 2.14 x 2.10 m



Bathroom
 7'0" x 6'4"
 2.14 x 1.95 m

Bedroom 1
 9'0" x 11'10"
 2.76 x 3.63 m

Bedroom 3
 7'0" x 8'3"
 2.14 x 2.52 m

Landing
 2'9" x 12'3"
 0.86 x 3.73 m

Bedroom 2
 12'4" x 9'5"
 3.77 x 2.89 m

Floor 1



Approximate total area⁽¹⁾

457 ft²
 42.5 m²

(1) Excluding balconies and terraces

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