

# For Sale

9 Claremont, Ballyforan, Co. Roscommon. H53 HN92  
4 Bedrooms| Detached



**Price Region: Offers in Excess of €195,000**

Attractive four bedroom two-storey residence in excellent condition boasting spacious living accommodation throughout and located in much sought after area convenient to Athlone (c.12 miles), Roscommon (c.12 miles), and Ballinasloe (c.11 miles).

Accommodation includes Ground Floor: entrance hall, sitting room, kitchen/breakfast room, utility, dining room, home office/play room. First Floor: four bedrooms in all with one en-suite and bathroom.

Viewing comes highly recommended.

**To arrange a viewing, contact the office on 090-6663700.**

**Entrance Hall**

15'1" (4.6m) x 7'7" (2.31m) Door to, tiled floor, stairs to first floor, storage under stairs, W.C. off. toilet, wash hand basin, tiled

**Sitting Room**

14'4" (4.37m) x 13'5" (4.09m) Fitted fireplace with insert stove, wooden floor, double doors to dining room, fitted units.

**Kitchen/Breakfast**

20'8" (6.3m) x 10'6" (3.2m) Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, dishwasher, tiled floor, inset tiling, open plan with dining room, indoor boiler.

**Utility**

7'3" (2.21m) x 3'10" (1.17m) Fitted units, washing machine, tiled floor, doors to side.

**Dining Room**

14'9" (4.5m) x 9'6" (2.9m) Tiled floor, sliding door to rear, open plan with kitchen/breakfast room, double doors to sitting room.

**Home office/Play room**

10'10" (3.3m) x 9'6" (2.9m) Carpet to floor

**Landing**

17'9" (5.41m) x 6'11" (2.11m) Carpet to floor, hotpress (airing cupboard) off

**Bedroom One**

13'5" (4.09m) x 13'4" (4.06m) Carpet to floor, built in wardrobe, en-suite off, toilet, wash hand basin, shower, tiled

**Bedroom Two**

11'6" (3.51m) x 10'8" (3.25m) Carpet to floor

**Bedroom Three**

13'9" (4.19m) x 11'11" (3.63m) Carpet to floor, built in wardrobe

**Bedroom Four**

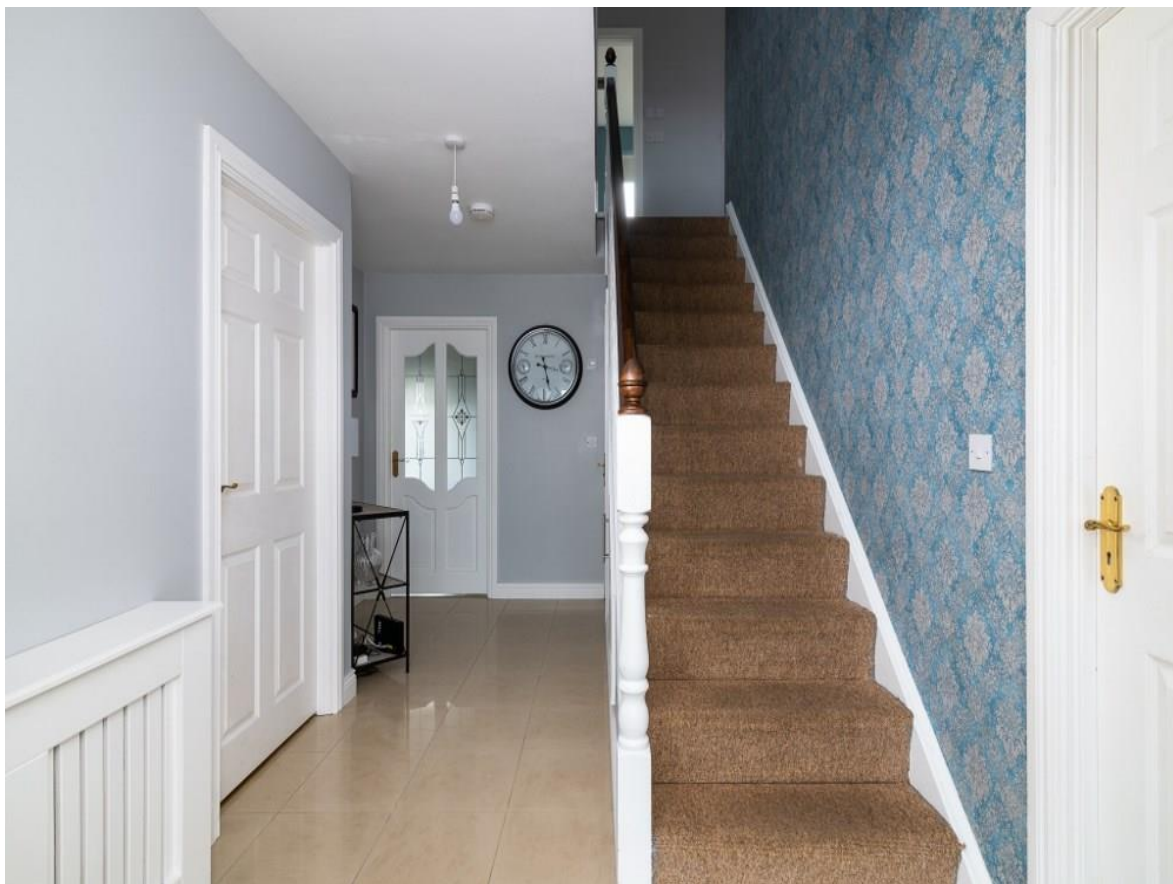
14'2" (4.32m) x 10'2" (3.1m) Carpet to floor, built in wardrobe

**Bathroom**

7'10" (2.39m) x 7'8" (2.34m) Toilet, bath, wash hand basin, tiled

**OTHER FEATURES**

- Oil Fired Central Heating
- Driveway to Front, Tarmacadamed
- Laid Lawns, Large Enclosed Garden to Rear
- Post and Rail Fencing to Side and Rear Boundaries
- Garden Shed







































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Approx. floor area  
158m<sup>2</sup> / 1701ft<sup>2</sup>

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The client views are not intended to form part of any contract or warranty.

