

## **RESIDENCE FOR SALE**

**Glentaun  
Ballinasloe  
Co. Roscommon**

**PRICE REGION: €265,000**

Property Reference: G550E



Very spacious five bedroom detached dormer residence with a floor area of c. 2,851 sq. ft. being completed to builders finish. Located in much sought after area of Ballinasloe Town close to M6 motorway, this residence is being constructed by reputable construction company with works to commence in early February 2018. Accommodation will include ground floor reception hallway, sitting room, study/office, kitchen/dining room, living room (option for open plan), utility, bedrooms three in all with one en-suite and bathroom and first floor bedrooms 2 in all with one en-suite.

Situated on an elevated site, the auctioneer invites enquiries.

Contact the office on 090 6663700 for further details.

**Price available on request for bungalow only**

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.

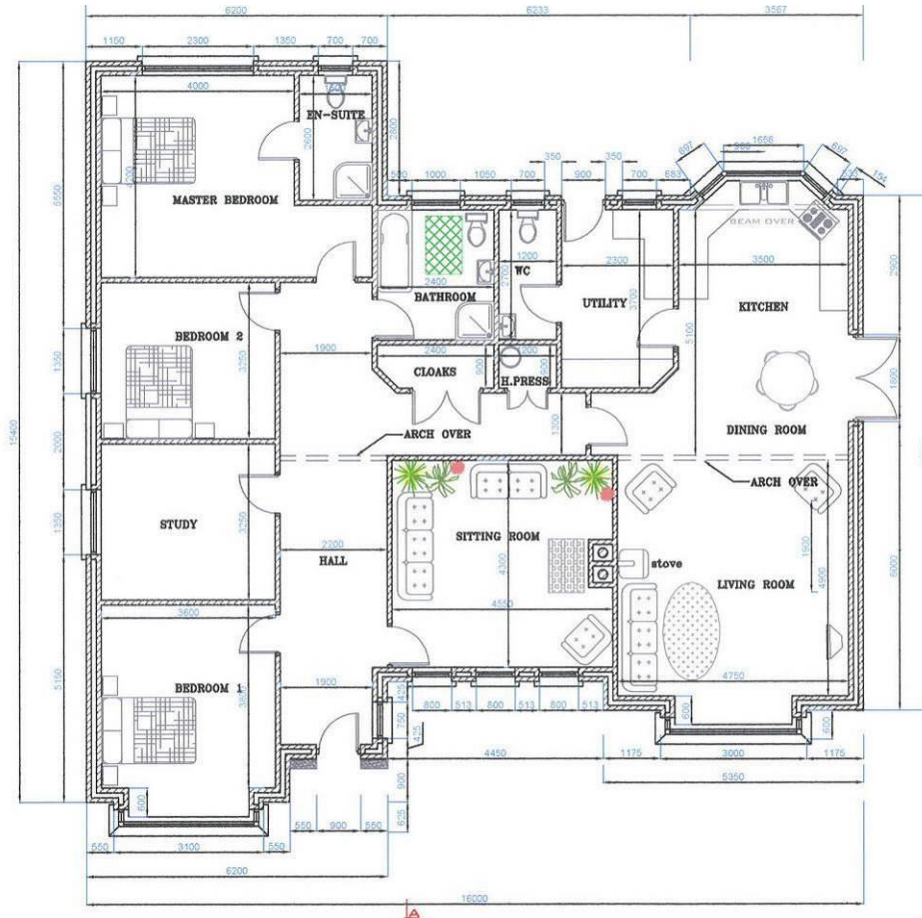
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The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

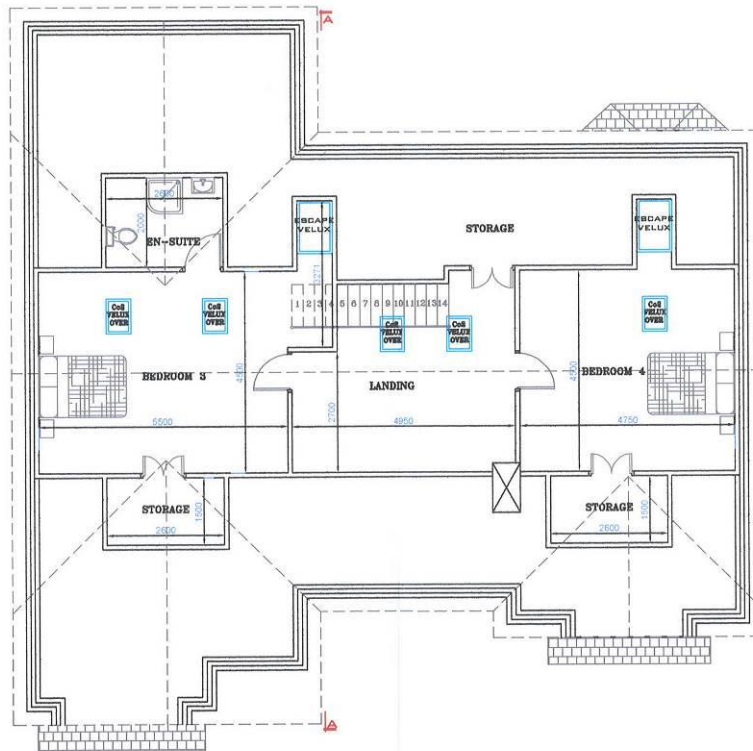
**Office Address: Main Street, Athleague, Co. Roscommon PSRA LICENCE NO: 001350**

**Office Tel: 09066 63700 E-mail: [info@ivanconnaughton.com](mailto:info@ivanconnaughton.com)**

## *Ground Floor Plan*

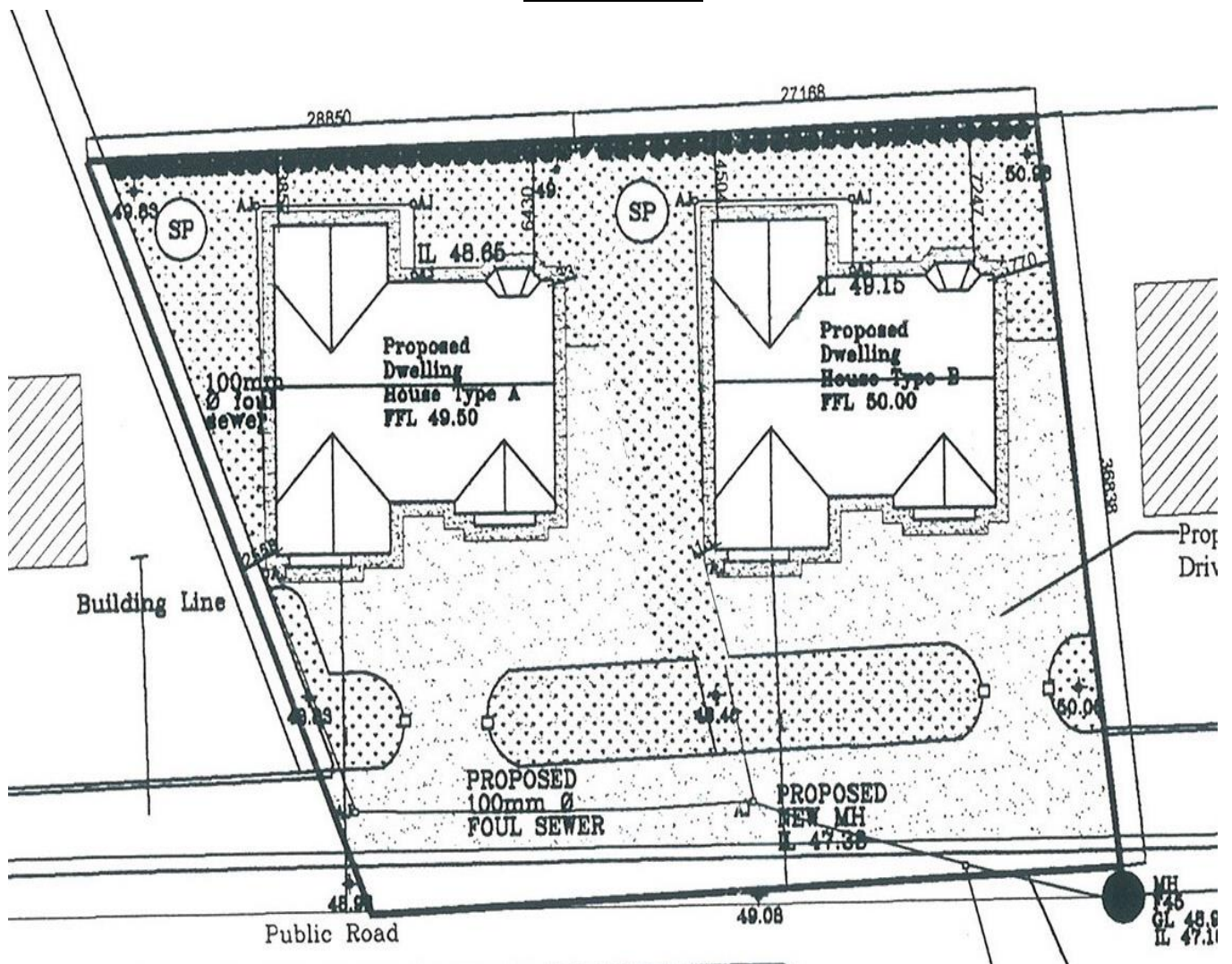


### *First Floor Plan*





### Site Plan



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