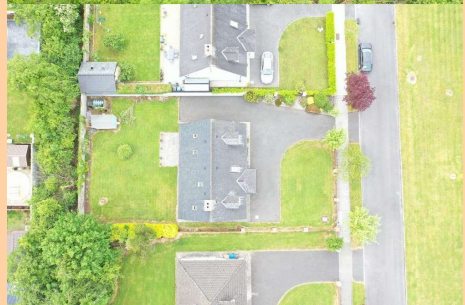


For Sale

13 Ardsallagh Woods, Roscommon Town, F42 XY38
5 Bedrooms| Detached

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FINAL OFFERS BY 12PM FRIDAY 26TH JUNE
Offers in Excess of €185,000

Attractive five bedroom dormer residence in excellent condition located in much sought after residential area, close to Roscommon University Hospital. The residence boasts spacious living accommodation throughout with large garden to rear. Accommodation includes Ground Floor: porch to front, reception hallway, sitting room, living room, kitchen/dining room, utility, bedrooms two in all and bathroom, First Floor: bedrooms three in all with one en-suite and bathroom.

Viewing comes highly recommended and the auctioneer invites enquiries and offers for immediate sale.

For further details contact the office on 090-6663700.

Viewings at evenings, weekends and Bank Holidays are also accommodated.



Porch to Front

Reception Hallway

15'3" (4.65m) x 7'7" (2.31m) Doorway to, stairs to first floor carpeted, wooden floor

Sitting Room

13'5" (4.09m) x 12'0" (3.66m) Carpeted, tiled fireplace, wooden surround



Living Room

17'0" (5.18m) x 12'0" (3.66m) Wooden floor, patio door to rear, double doors to kitchen/dining

Kitchen/Dining Room

15'0" (4.57m) x 12'0" (3.66m) Fully fitted kitchen including built in double oven, hob, fridge, dishwasher, tiled floor, double doors to living room

Utility

8'7" (2.62m) x 7'0" (2.13m) Fitted units, built in washing machine, Grant indoor boiler, door to rear, tiled floor, inset tiling



Bedroom One

11'6" (3.51m) x 10'6" (3.2m) Carpeted

Bedroom Two

11'6" (3.51m) x 10'5" (3.18m) Carpeted

Bathroom

7'5" (2.26m) x 6'9" (2.06m) Toilet, wash hand basin, bath, shower seperate, part wall tiling



Landing

8'0" (2.44m) x 7'6" (2.29m) Carpeted, hotpress (airing cupboard) off

Bedroom Three

11'7" (3.53m) x 8'3" (2.51m)
Carpeted, bay window to front

Bedroom Four

12'6" (3.81m) x 10'9" (3.28m)
Carpeted, bay window to front



Bedroom Five

13'7" (4.14m) x 11'8" (3.56m)
Carpeted, bay window to front, en-suite off 7'6" x 4', toilet, wash hand basin, shower, part wall tiling

Bathroom

7'1" (2.16m) x 6'4" (1.93m)
Toilet, wash hand basin, shower

- Laid lawns, large garden to front and rear
- Tarmacadamed driveway, extends to rear
- Post and rail/wall to all boundaries
- Garden shed to rear 10` x 6`
- Range of maturing trees in gardens
- Patio area to rear
- Oil fired central heating



