

# For Sale

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

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**BER C2**



**FINAL OFFERS BY 12PM FRIDAY 26<sup>TH</sup> 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 separate, 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







