

# For Sale

9 Hawthorn Drive, Roscommon Town.

Co. Roscommon F42 V963

| *Detached Bungalow*

DOUGLAS NEWMAN GOOD  
**DNG**

**IVAN  
CONNAUGHTON**

**BER F**



## **Price Region:** Offers in Excess of €250,000

Attractive four bedroom bungalow residence located in the much sought after Hawthorn Drive development and convenient to Roscommon Hospital and all town centre amenities. This property combines comfort, convenience, and a peaceful suburban setting which would be ideally suited to families, first time buyers or anyone wanting to down size. The property also has a double garage to rear (c. 242 sq.ft)

Accommodation includes living room, kitchen/dining room, bathroom & four bedrooms

Viewing comes highly recommended and is by appointment only.

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

## **Kitchen/Dining Room**

9'9" (2.97m) x 21'9" (6.63m)

## **Living Room**

12'11" (3.94m) x 15'6" (4.72m)

## **Bedroom**

15'4" (4.67m) x 9'10" (3m)

## **Bedroom**

8'9" (2.67m) x 13'2" (4.01m)

## **Bedroom**

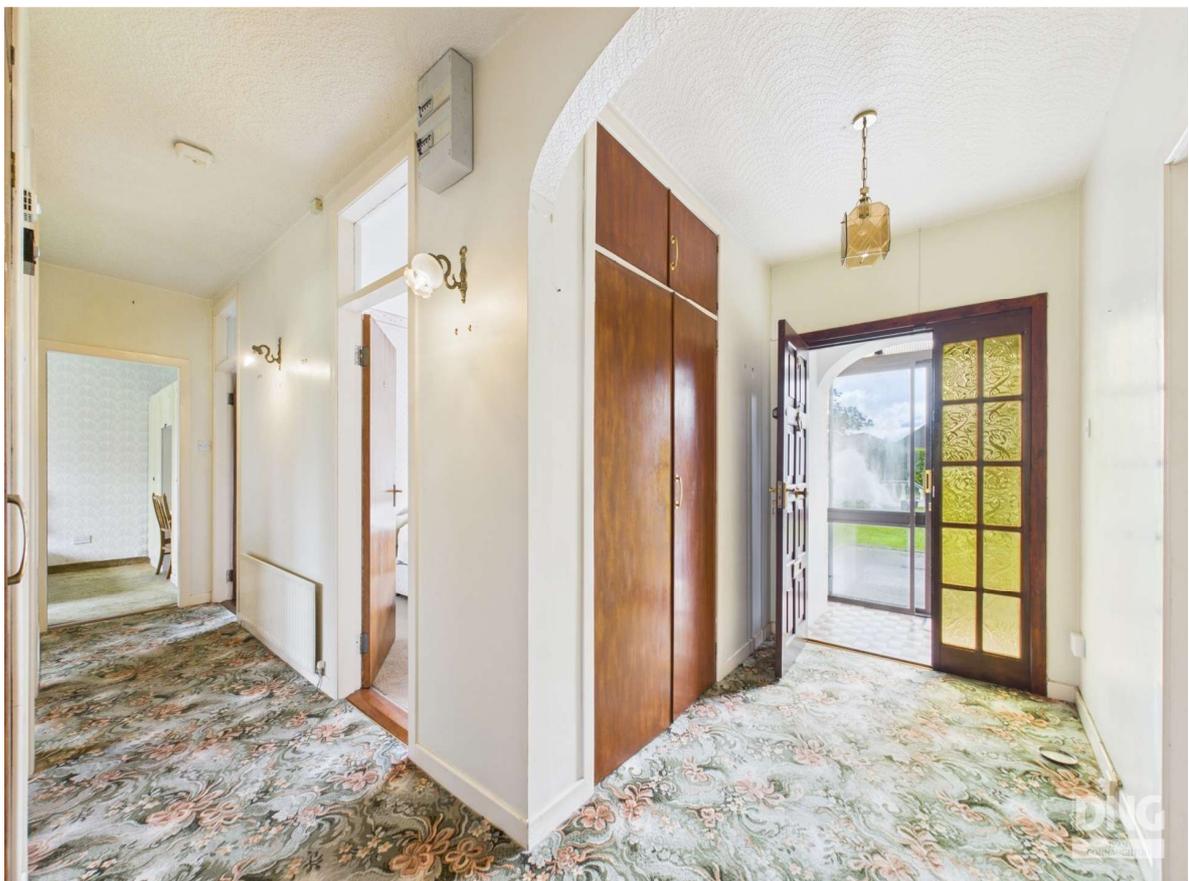
10'1" (3.07m) x 8'10" (2.69m)

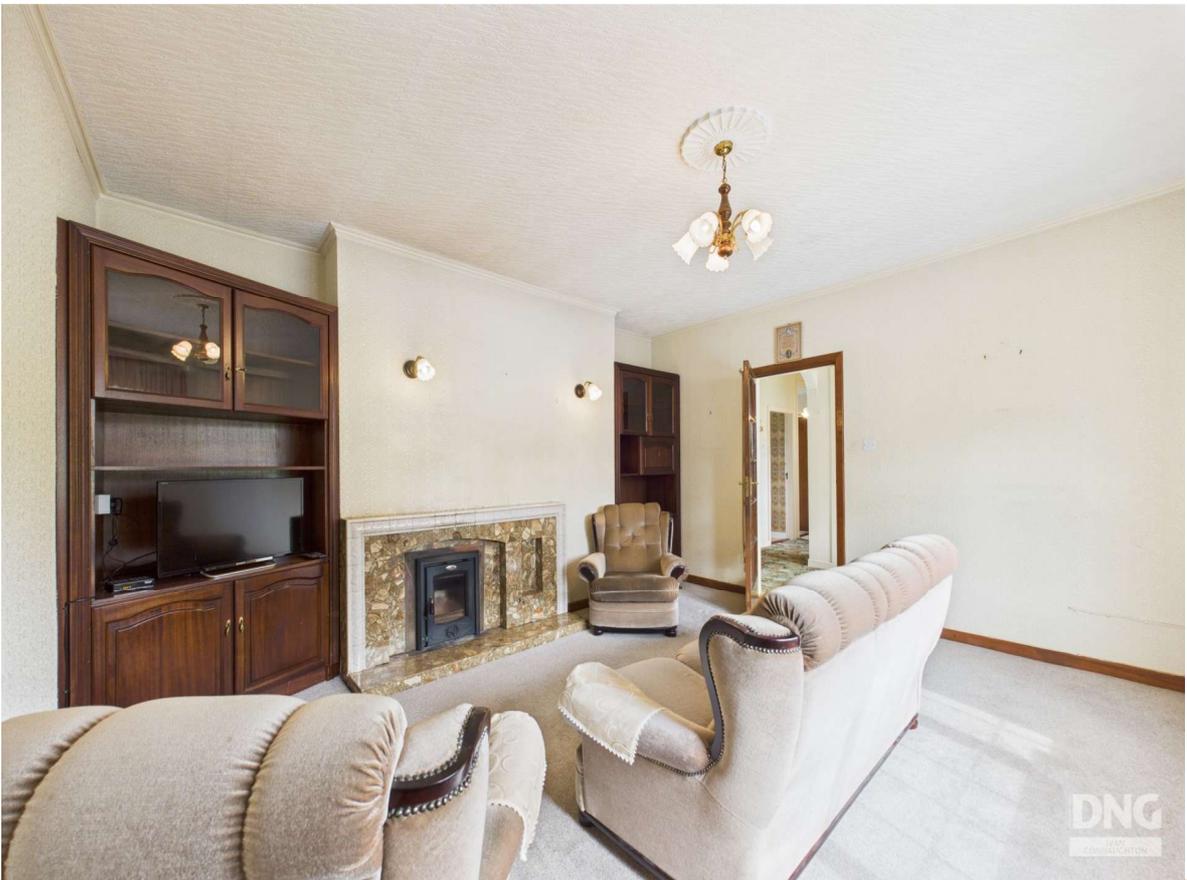
## **Bedroom**

9'11" (3.02m) x 7'10" (2.39m)

## **Bathroom**

9'8" (2.95m) x 5'6" (1.68m)







9 Hawthorn Drive, Roscommon Town. F42 V963





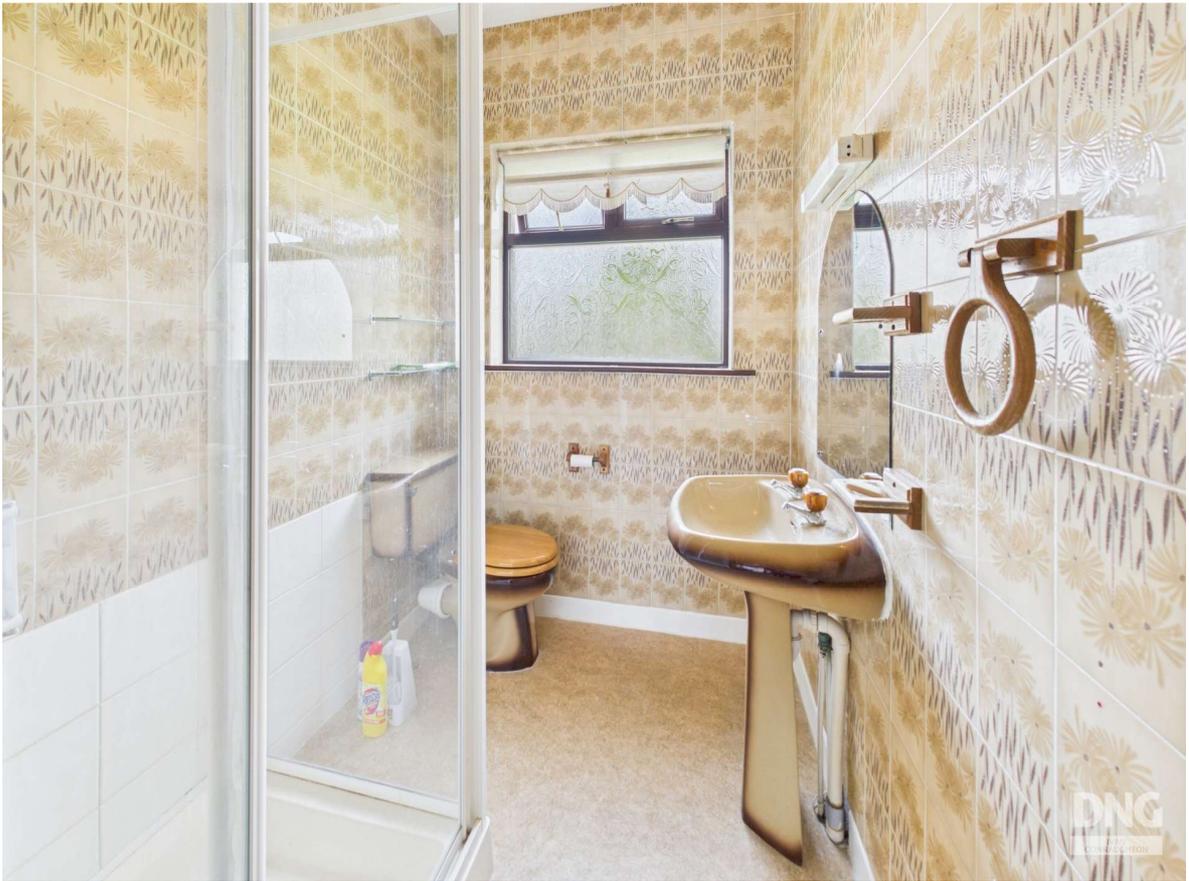
9 Hawthorn Drive, Roscommon Town. F42 V963











9 Hawthorn Drive, Roscommon Town. F42 V963

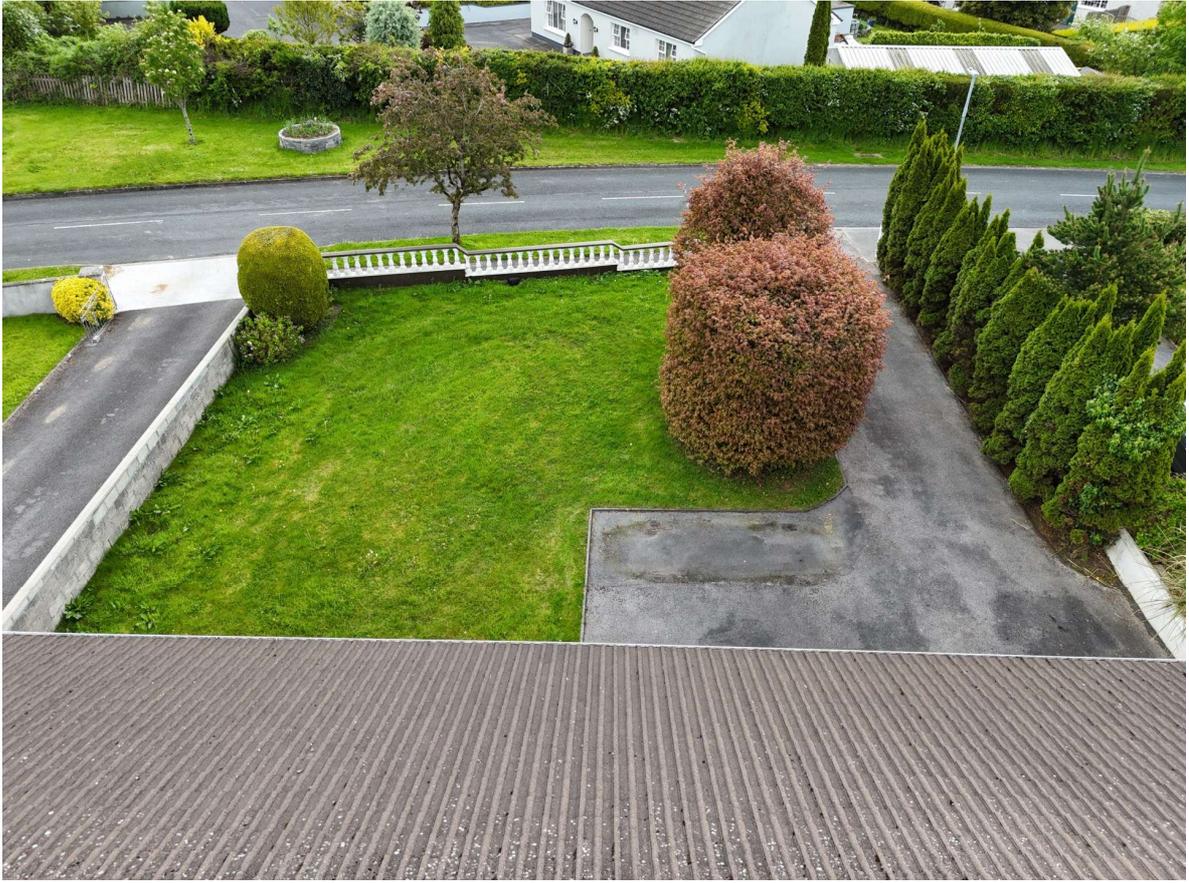


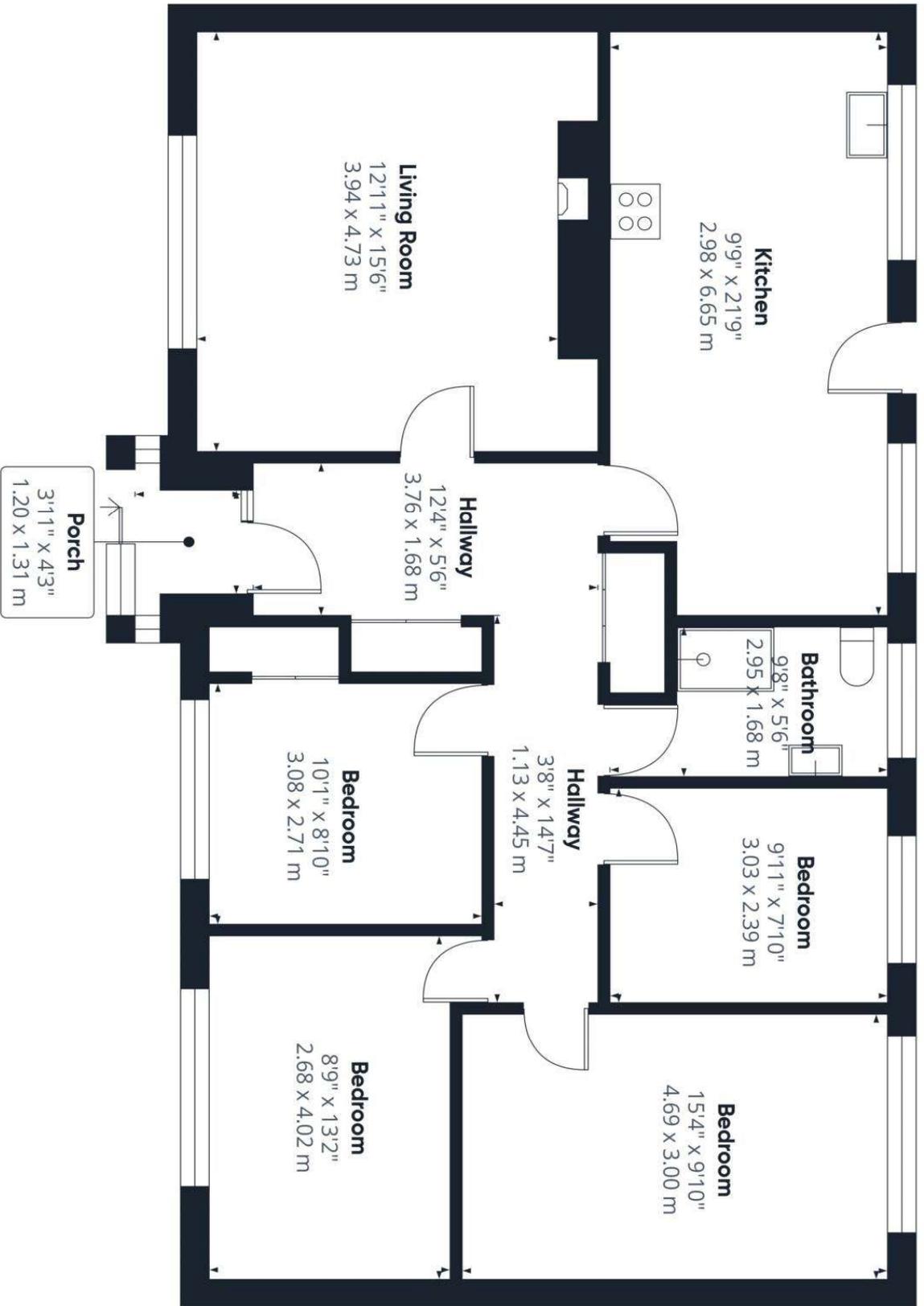
9 Hawthorn Drive, Roscommon Town. F42 V963



9 Hawthorn Drive, Roscommon Town. F42 V963







Floor 0 Building 1

Approximate total area<sup>m</sup>

1072 ft<sup>2</sup>  
99.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFEE360