

For Sale

7 Stonecourt, The Square, Roscommon Town.

F42 P684

| *First Floor Apartment*



Price Region: Offers in Excess of €95,000

Prime One Bedroom First Floor Apartment, ideally located in the heart of Roscommon Town. This property offers a perfect blend of convenience and comfort, ideal for individuals or couples looking for a modern living space with all the amenities of the town at your doorstep. This apartment offers easy access to shops, restaurants, transport links, and other essential services. There is front and rear access to the building with ample parking to the rear. The property also benefits from a secure, gated area which requires a fob key to access the apartments, ensuring privacy and safety for all residents. This property would be ideal for first-time buyers, investors, or someone seeking a low maintenance home.

Accommodation includes entrance hallway, living/dining room with kitchen off, bathroom & double bedroom with built in wardrobe.

**Viewing comes highly recommended and is by appointment only with the auctioneer
For further details & viewing, contact our office on 090-6663700**

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Entrance Hall

7'1" (2.16m) x 5'7" (1.7m)

Living Room

13'8" (4.17m) x 11'5" (3.48m)

Kitchen

10'0" (3.05m) x 5'10" (1.78m)

Bedroom

10'10" (3.3m) x 9'11" (3.02m)

Bathroom

6'3" (1.91m) x 6'2" (1.88m)

OTHER FEATURES

- Spacious One Bedroom Apartment
- First Floor Apartment with Access via Stairs & Lift
- Storage Heating
- Prime Location
- Fob Key Access
- Can be sold with tenant in situ or vacant possession











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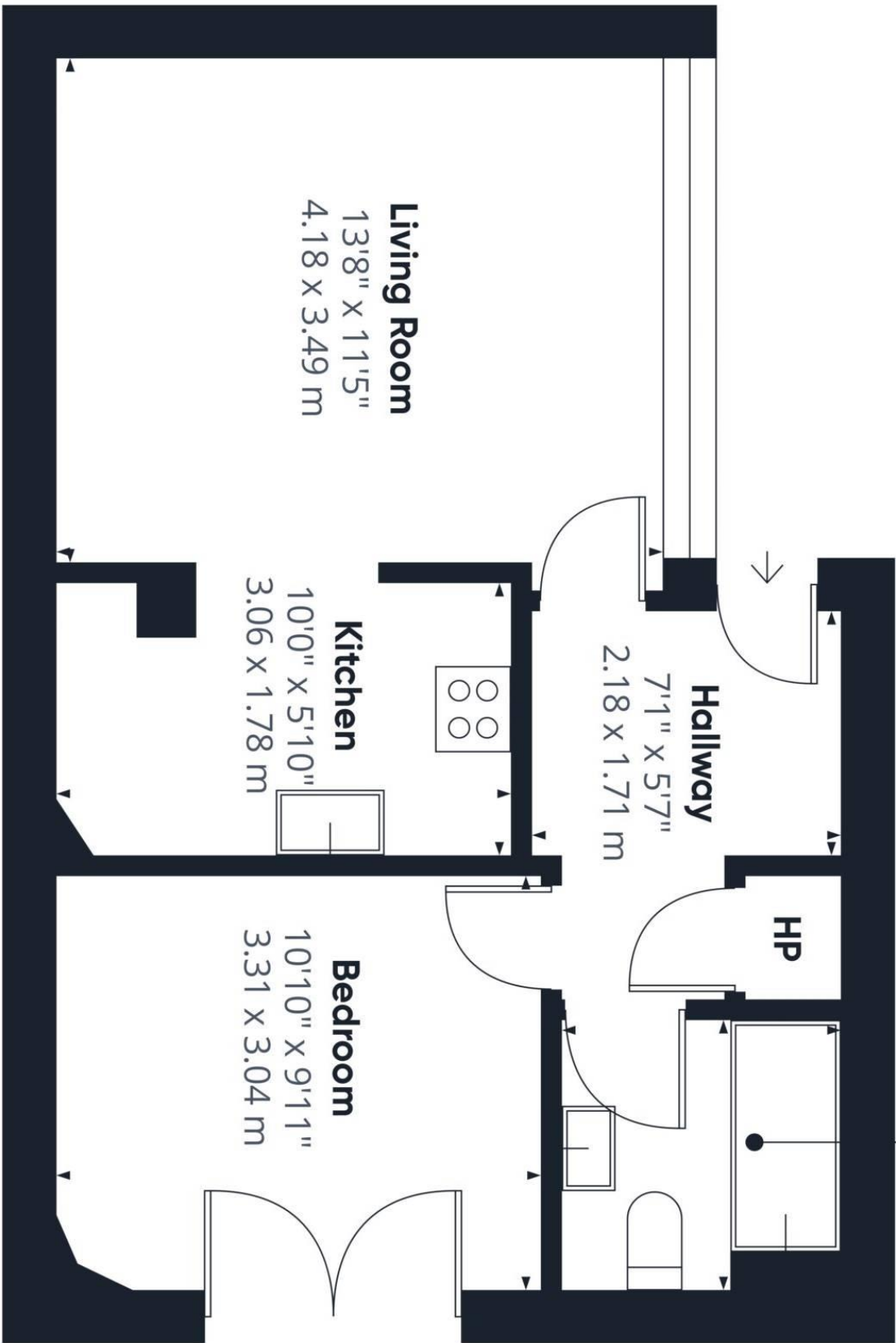
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Bathroom
6'3" x 6'2"
1.91 x 1.88 m



Approximate total area⁽¹⁾

441.32 ft²
41 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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