

RESIDENCE FOR SALE

**No. 4 St. Vincents Terrace
Goff Street
Roscommon Town
Eircode: F42 XE92**



Attractive four bedroom residence in good condition boasting spacious living accommodation throughout located just off Roscommon Town Centre with large garden to rear (with access onto Circular Road). Accommodation includes Ground Floor: reception hallway, sitting room, living room, dining room, kitchen, back hallway, bedroom and bathroom, First Floor: bedrooms three in all and bathroom.

Viewing comes highly recommended and is by appointment only. Huge opportunity to divide this property into two residential units (subject to planning permission).

Viewings can be arranged by contacting the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

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.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

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

Room	Area (Approx)	Room Details
Ground Floor		
Reception Hallway	13'3" x 3'6"	Doorway to, carpeted
Sitting Room	11' x 11'	Carpeted, bay window to front, open fireplace, coving, centre light
Living Room	11'9" x 11'	Open fireplace, wooden floor, coving, double doors to kitchen
Dining Room	18' x 8'	Wooden floor, Cleopatra oil stove cooker, hotpress (airing cupboard off), wooden ceiling
Kitchen	17'9" x 5'9"	Fully fitted kitchen including built in fridge freezer, washing machine
Back Hallway	6'10" x 3'7"	Sliding door to rear, tiled floor
Bathroom 1	6'3" x 6'2"	Toilet, wash hand basin, shower (wet room), tiled floor, part wall tiling
Bedroom 1	12'7" x 11'5"	Carpeted, sliding door to rear
First Floor		
Landing	14' x 5'	Carpeted
Bedroom 2	15' x 11'2"	Carpeted
Bedroom 3	9'9" x 9'2"	Carpeted
Bedroom 4	9'10" x 9'9"	Wooden floor
Bathroom 2	7'9" x 7'	Toilet, wash hand basin, bath with shower over

OTHER FEATURES

- **Garden shed to rear 8' x 6'**
- **Laid lawns, large garden to rear with independent access**
- **Range of flower/ shrubbery beds**
- **Cobblelocking area to rear**

*Reception
Hallway*



Sitting Room



Living Room



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.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

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

Dining Room



Kitchen



Kitchen



Bathroom 1



Bedroom 1



Landing



Bedroom



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.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

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

Bedroom



Bedroom



Bathroom 2



Rear View of Residence



Garden to Rear



Garden to Rear



*Front of
Residence*



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.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

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