

**FOR SALE**

**13 Circular Road  
Roscommon Town  
F42 F970**

**PRICE REGION: EXCESS €50,000**

**FINAL OFFERS BY 12PM WEDNESDAY 26<sup>TH</sup> JUNE**



Property Reference: H2148



Prime opportunity to acquire a two bedroom semi-detached residence in need of minor renovation located just off Roscommon Town Centre, close to schools and all amenities. An ideal investment property or starter home, viewing comes highly recommended. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, utility with W.C. off, First Floor: bedrooms two in all.

To arrange a viewing contact the office on 090-6663700  
Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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.

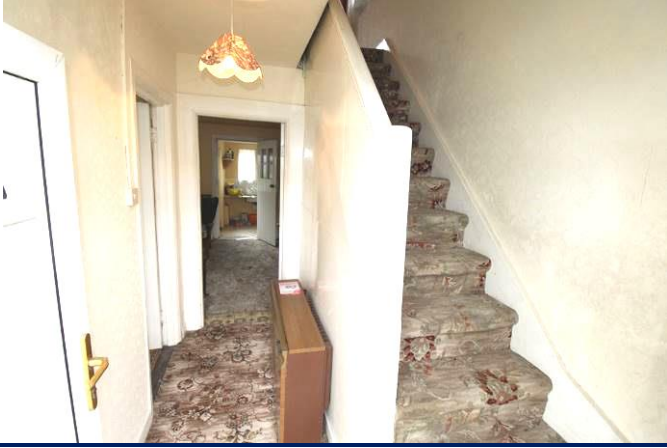
**Office Address: Main Street, Athleague, Co. Roscommon F42 TW70**  
**Office Tel: 090-6663700 E-mail: [info@connaughtonauctioneers.ie](mailto:info@connaughtonauctioneers.ie)**

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>9'5" x 5'10"</i>	<i>Upvc doorway to, carpeted</i>
<i>Sitting Room</i>	<i>10' x 8'5"</i>	<i>Open fireplace, carpeted, centre light</i>
<i>Kitchen/Dining Room</i>	<i>14'9" x 10'5"</i>	<i>Solid fuel Stanley stove, carpeted, part wall tiling</i>
<i>Utility</i>	<i>6'8" x 6'</i>	<i>Upvc doorway to rear, fitted sink unit, incorporating W.C.</i>
<i>First Floor</i>		
<i>Landing</i>	<i>6'2" x 3'3"</i>	<i>Carpeted</i>
<i>Bedroom 1</i>	<i>11'8" x 8'10"</i>	<i>Carpeted, open fireplace</i>
<i>Bedroom 2</i>	<i>14'6" x 9'10"</i>	<i>Carpeted, open fireplace</i>

### **OTHER FEATURES**

- *Garden shed to rear 14'4" x 8'*
- *Laid lawns to front and rear*
- *Double glazed windows and doors*
- *Block wall to front with two gates to property*
- *In need of minor renovation*
- *Ideal investment/starter home property*

**RECEPTION HALLWAY**



**SITTING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



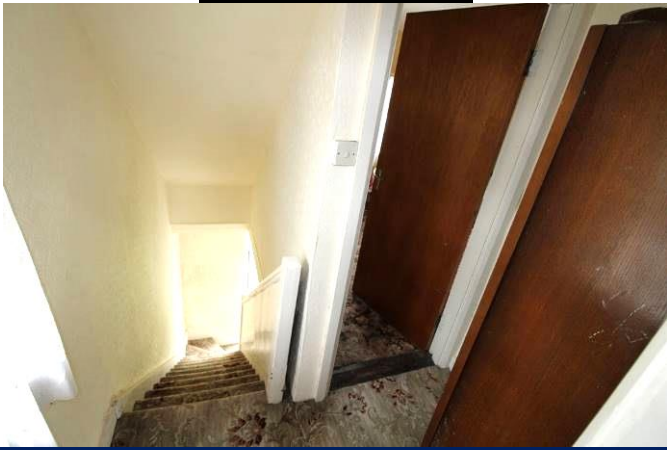
**BEDROOM**



**BEDROOM**



**LANDING/ STAIRS**



**VIEW TO FRONT**



**VIEW TO FRONT**



**FRONT OF HOUSE**



**FRONT OF HOUSE**



**GARDEN TO REAR**



**REAR VIEW OF HOUSE**



**MAP OF PROPERTY**

