

# For Sale

4 St. Mary`s Avenue, Ballyleague, Co. Roscommon.

N39 FH79

| Semi-Detached



BER D2



## Offers in Excess of €150,000

Primely located three bedroom semi-detached residence with a floor area of c. 1,109 sq.ft and standing on a large site overlooking Lough Ree on The River Shannon and within walking distance of Ballyleague/ Lanesboro and the Marina. The residence is in good condition with viewing highly recommended.

Accommodation includes Ground Floor: Hall, Sitting Room, Kitchen, Study/Utility Room with W.C. First Floor: Three Bedrooms and Main Bathroom

**For further details or to arrange a viewing. Call Connaughton Auctioneers on 090-6663700**

Also for sale with Connaughton Auctioneers is the residence adjacent (No. 3)

**Hall**

10'0" (3.05m) x 7'7" (2.31m)

**Kitchen**

9'7" (2.92m) x 7'7" (2.31m)

**Dining Room**

12'0" (3.66m) x 8'6" (2.59m)

**Study/ Utility Room**

12'11" (3.94m) x 8'6" (2.59m)

**Sitting Room**

22'5" (6.83m) x 11'11" (3.63m)

**Bedroom 1**

15'9" (4.8m) x 12'10" (3.91m)

**Bedroom 2**

11'10" (3.61m) x 9'1" (2.77m)

**Bedroom 3**

9'7" (2.92m) x 7'7" (2.31m)

**Bathroom**

5'5" (1.65m) x 4'9" (1.45m)

**OTHER FEATURES**

- Prime Location
- Laid lawns to front, side & rear
- Walking distance to the Marina & all local amenities
- Oil fired central heating
- Large site
- Floor Area c. 1,109 sq.ft











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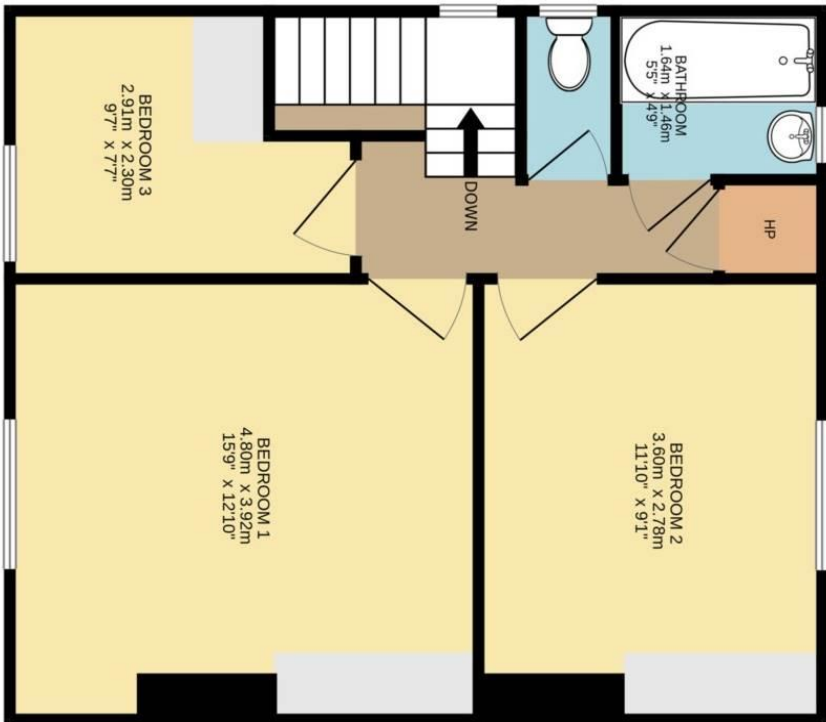
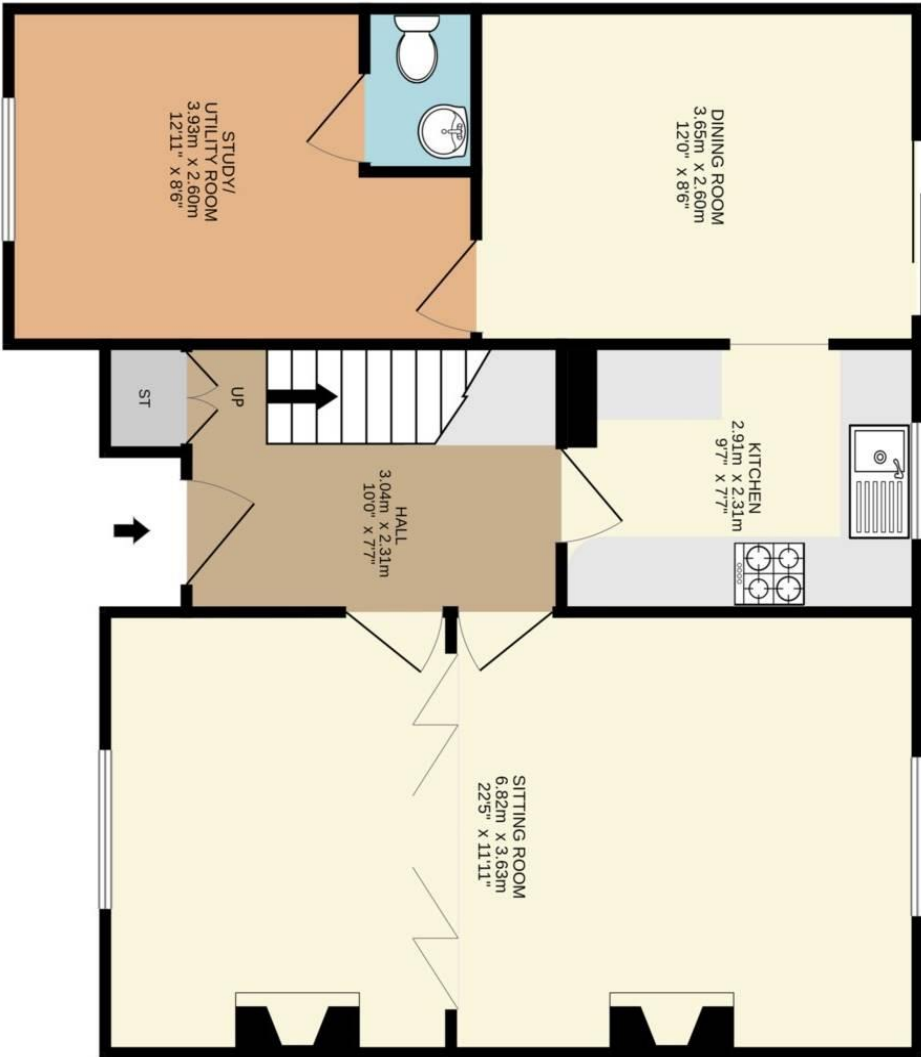
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4 St. Mary's Avenue, Ballyleague, N39 FH79



4 St. Mary's Terrace, Ballyleague, Co. Roscommon N39 FH79



DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

