

For Sale

22 Ashbrook Avenue, Mountbellew, Mountbellew, H53

4 Bedrooms| Detached

1399 sqft (130 sqm)

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Offers in Excess of €225,000

Attractive four bedroom detached residence in excellent condition standing on a large corner site in much sought after residential area, within walking distance of all amenities. The residence is deceptively large in size and boasts spacious living accommodation throughout. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, bedrooms two in all and bathroom, First Floor: bedrooms two in all with one en-suite.

Viewing comes highly recommended and can be arranged by calling the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie



Reception Hallway

17'2" (5.23m) x 7'4" (2.24m) Wooden floor, upvc doorway to, stairs to first floor

Sitting Room

16'1" (4.9m) x 12'0" (3.66m) Wooden floor, solid fuel stove (assists heating), coving, centre rose



Kitchen/ Dining Room

18'0" (5.49m) x 16'11" (5.16m) Fully fitted kitchen including built in fridge freezer, dishwasher, electric cooker, gas hob, extractor fan, inset tiling, sliding door to rear, incorporating utility, washing machine, dryer, tiled floor, door to rear

Bedroom 1

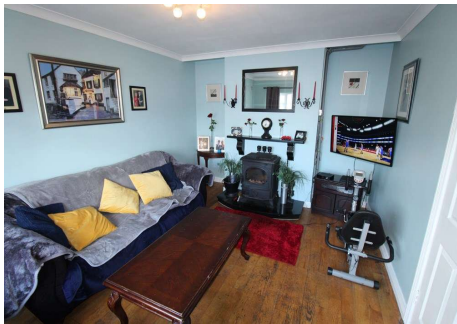
11'10" (3.61m) x 10'10" (3.3m) Wooden Floor

Bedroom 2

13'3" (4.04m) x 8'6" (2.59m) Carpeted

Bathroom

8'0" (2.44m) x 6'0" (1.83m) Toilet, wash hand basin, bath fully tiled



Landing

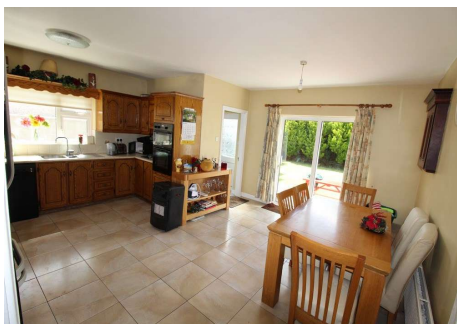
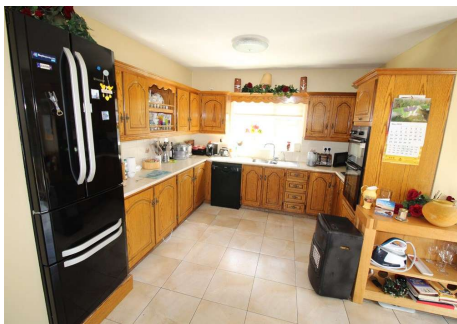
7'0" (2.13m) x 6'0" (1.83m) Carpeted, hotpress (airing cupboard) off

Bedroom 3

17'3" (5.26m) x 10'10" (3.3m) Carpeted

Bedroom 4

17'3" (5.26m) x 14'10" (4.52m) Incorporating wardrobe, carpeted, incorporating en-suite, toilet, wash hand basin, shower, tiled floor, part wall tiling



- Garden to rear 10'3" x 8'6"
- Block wall surrounding boundary
- Lawns to front and rear
- Oil fired central heating (outdoor boiler)
- Driveway kerbed & tarmacadamed (extends to side)
- Range of maturing trees surrounding
- Patio area to rear
- Large corner site
- Part brick finish to front facade

