

For Sale

69 Watervale, Rooskey, Co. Roscommon. N41 HF58

3 bed | Semi-Detached



Price Region: €165,000

Very spacious three bedroom semi-detached residence located in much sought after residential development within walking distance of all amenities and The River Shannon. The property has a very large side garden, which may be suitable for a large extension to the house and/or an additional house site, subject to planning permission. Watervale is located in an area of very high rental demand, and may appeal to property investors

Accommodation includes Ground Floor: reception hallway, living/dining room, kitchen, W.C., First Floor: bedrooms three in all with one en-suite and bathroom.

Viewing comes highly recommended.

**For further details or to arrange a viewing,
contact the office on 090-6663700**

Hall

12'6" (3.81m) x 7'4" (2.24m) Door to, wooden floor, stairs to first floor, W.C. off

W.C

7'4" (2.24m) x 5'7" (1.7m) Toilet, sink, wooden/lino floor

Living/Dining Room

28'10" (8.79m) x 13'7" (4.14m) Wooden floor, bay window to front, open fireplace with wooden surround, patio doors to rear

Kitchen

11'8" (3.56m) x 7'10" (2.39m) Fitted units including built in oven, hob, extractor fan, fridge freezer, washing machine

Landing

Wooden floor, hotpress (airing cupboard) off

Bedroom One

16'0" (4.88m) x 11'5" (3.48m) Bay window to front, built in wardrobes, wooden floor, ensuite off 7'10" x 4'9", toilet, wash hand basin, shower, lino to floor

Bedroom Two

13'6" (4.11m) x 12'7" (3.84m) Wooden floor, built in wardrobe

Bedroom Three

9'9" (2.97m) x 9'5" (2.87m) Wooden floor

Bathroom

7'5" (2.26m) x 5'7" (1.7m) Toilet, wash hand basin, bath with shower over, lino to floor, part wall tiling

OTHER FEATURES

- Oil Fired Central Heating
- Standing on a Large Site Area
- Shed to Rear
- Driveway Kerbed & Tarmacadamed
- Walking Distance to all Amenities
- Close to The River Shannon







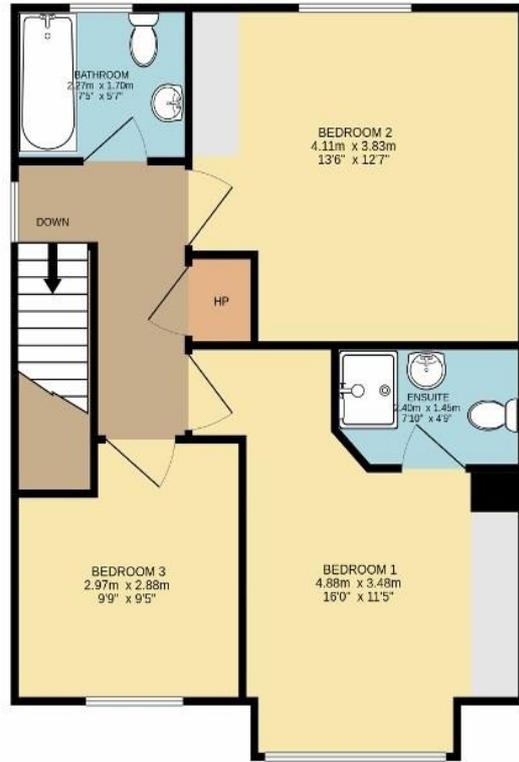
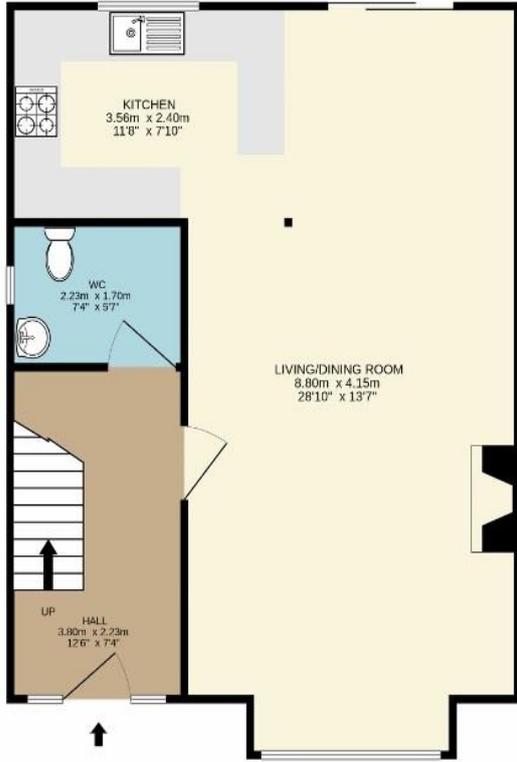












Approx. total internal floor area 110m² / 1184ft²

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DISCLAIMER: Floor plan measurements are approximate and for illustrative purposes only. These 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.

Drumod
 4km / 2.49mi

