# **For Sale**

5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32 | Semi-Detached Bungalow





## **Guide Price:** €250,000

Attractive Four Bedroom Semi Detached Bungalow standing on a generous c. 0.50 Acre site. The residence is located in a much sought after area on the outskirts of Roscommon Town but is still within walking distance to local amenities, including the train station, schools, and shops, making it a highly convenient location. The property is currently tenant occupied but presents great potential for improvement and customisation. The surrounding grounds offer plenty of outdoor space, ideal for gardening with two spacious sheds providing ample storage space to the rear of the property.

Accommodation includes entrance hall, living room, kitchen, dining room, utility room, four bedrooms, W.C. and main bathroom.

Note: The adjoining residence No. 6 is also for sale.

Viewing comes highly recommended and is by appointment only. For further details & viewings, contact our office on 090-6663700

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70 Tel: 090-6663700 Email: info@connaughtonauctioneers.ie

#### **Entrance Hall**

6'4" (1.93m) x 3'2" (0.97m)

#### Living Room

14'8" (4.47m) x 9'7" (2.92m)

#### Kitchen

13'2" (4.01m) x 10'3" (3.12m)

#### **Utility Room**

14'2" (4.32m) x 6'2" (1.88m)

#### Bathroom

6'4" (1.93m) x 6'10" (2.08m)

### **W.C**.

4'4" (1.32m) x 6'1" (1.85m)

#### Bedroom 1

13'1" (3.99m) x 13'2" (4.01m)

#### Bedroom 2

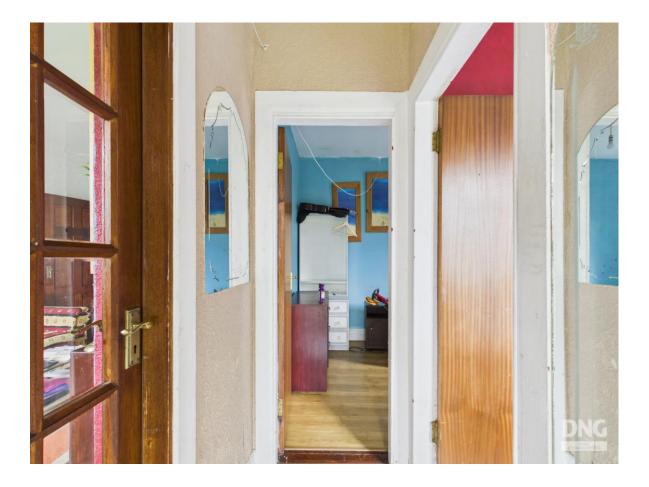
14'7" (4.45m) x 9'2" (2.79m)

#### Bedroom 3

7'8" (2.34m) x 11'7" (3.53m)

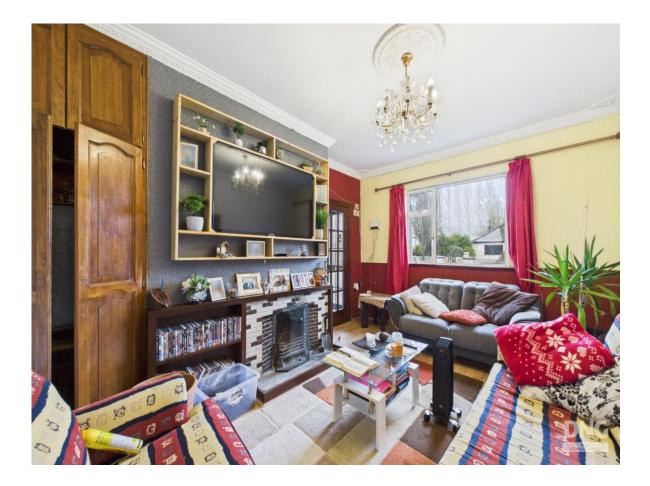
#### **Bedroom 4**

6'1" (1.85m) x 7'10" (2.39m)





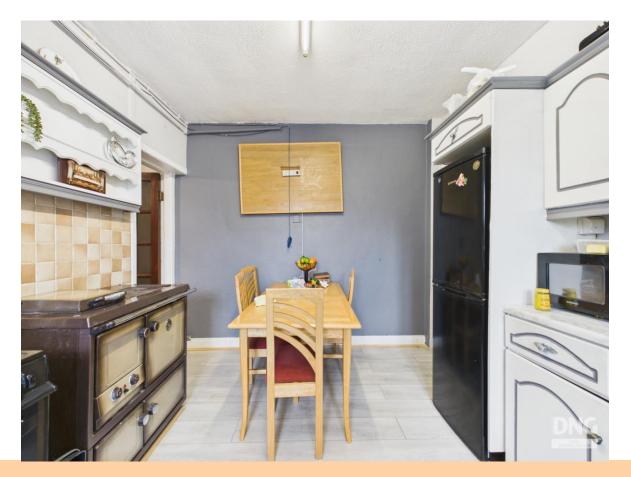
5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





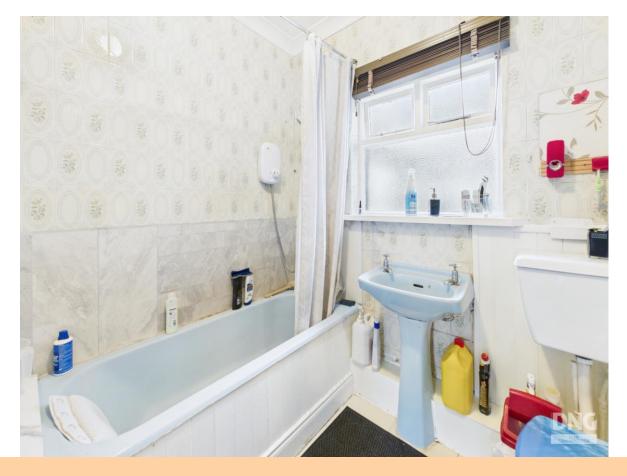
5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





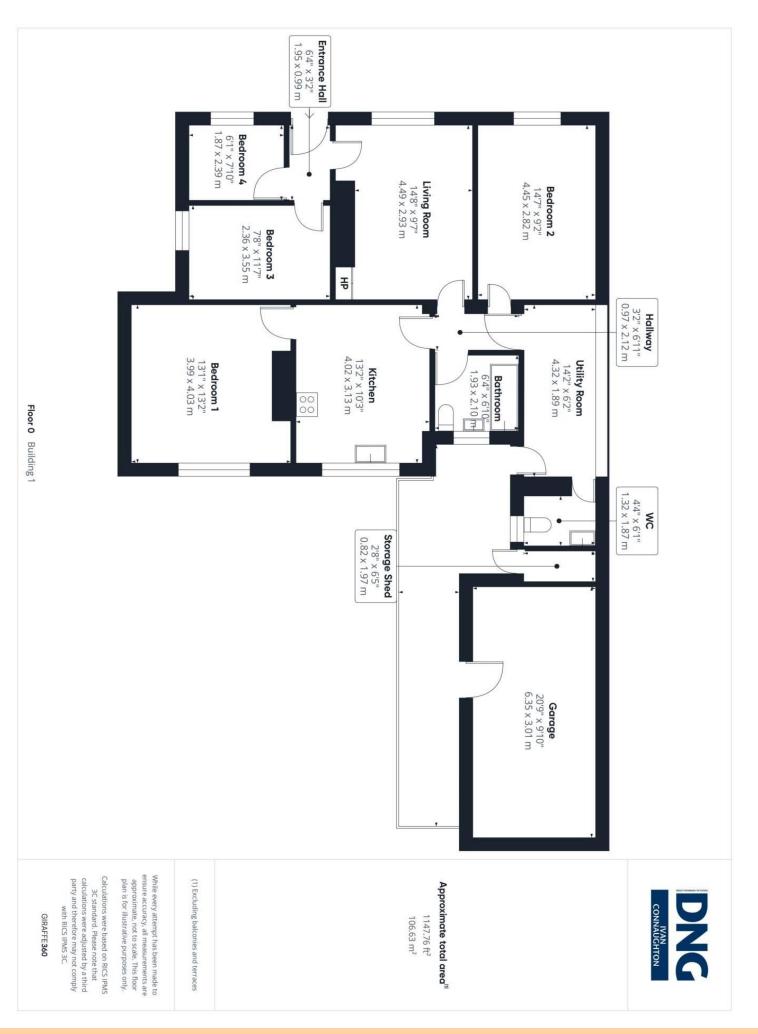
5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





5 St. Martin`s, Galway Road, Roscommon Town. F42 YH32





Office: Main Street, Athleague, Co. Roscommon. F42 TW70 Tel: 090-6663700 Email: info@connaughtonauctioneers.ie