

# 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**

**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





**Hallway**  
3'2" x 6'11"  
0.97 x 2.12 m

**WC**  
4'4" x 6'11"  
1.32 x 1.87 m

**Bedroom 2**  
14'7" x 9'2"  
4.45 x 2.82 m

**Utility Room**  
14'2" x 6'2"  
4.32 x 1.89 m

**Garage**  
20'9" x 9'10"  
6.35 x 3.01 m

**Bathroom**  
6'4" x 6'10"  
1.93 x 2.10 m

**Living Room**  
14'8" x 9'7"  
4.49 x 2.93 m

**Kitchen**  
13'2" x 10'3"  
4.02 x 3.13 m

**Storage Shed**  
2'8" x 6'5"  
0.82 x 1.97 m

**Entrance Hall**  
6'4" x 3'2"  
1.95 x 0.99 m

**Bedroom 4**  
6'1" x 7'10"  
1.87 x 2.39 m

**Bedroom 3**  
7'8" x 11'7"  
2.36 x 3.55 m

**Bedroom 1**  
13'1" x 13'2"  
3.99 x 4.03 m

**Approximate total area<sup>(1)</sup>**

1147.76 ft<sup>2</sup>  
106.63 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Floor 0 Building 1