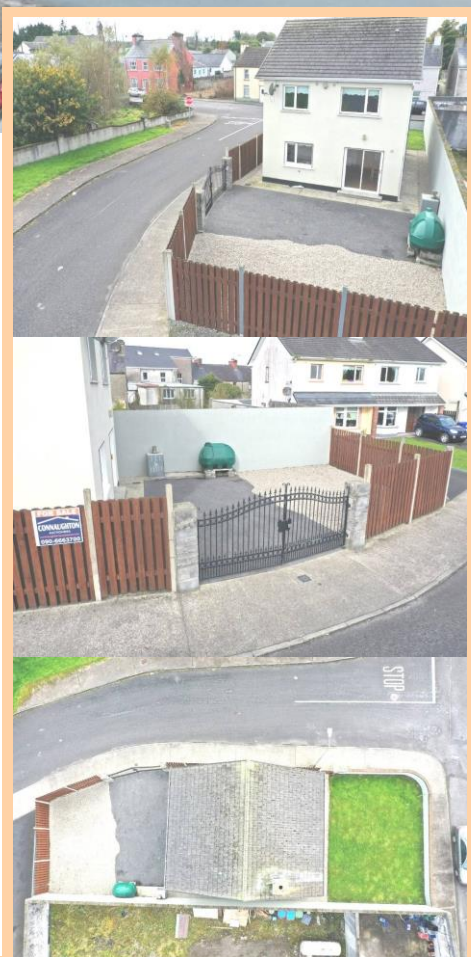


For Sale

1 Cloonshanville Park, Frenchpark
Co. Roscommon. F45 VW70
3 Bedrooms| Detached



Price Excess of : €110,000

Very spacious three bedroom detached two-storey residence in excellent condition located to front of development and within walking distance of all amenities.

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

The auctioneer invites enquires and offers for immediate sale. Viewing comes highly recommended.

To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated.



Reception Hallway

10'0" (3.05m) x 8'3" (2.51m) Door to, wooden floor, stairs to first floor with storage area under, W.C. off 5' x 4'6", toilet, wash hand basin, tiled floor, part wall tiling



Sitting Room

15'0" (4.57m) x 11'10" (3.61m) Cast iron fireplace, wooden surround, wooden floor, centre light, double doors to kitchen/dining



Kitchen/Dining Room

20'6" (6.25m) x 11'10" (3.61m) Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, washing machine & dishwasher, wooden floor, sliding door to rear, door to side



Landing

10'0" (3.05m) x 7'0" (2.13m) Wooden floor, hotpress (airing cupboard) off



Bedroom One

9'8" (2.95m) x 9'0" (2.74m) Wooden floor

Bedroom Two

13'3" (4.04m) x 11'1" (3.38m) Wooden floor, en-suite off 10'3" x 3', toilet, wash hand basin, shower, fully tiled

Bedroom Three

13'2" (4.01m) x 10'4" (3.15m) Wooden floor

Bathroom

6'10" (2.08m) x 5'6" (1.68m) Toilet, wash hand basin, bath with shower over,
1 Cloonshanville Park, Frenchpark, F45 VW70

- Oil fired central heating
- Block wall/fencing to all boundaries
- Cast iron gates to back yardway
- Yard tarmacadamed/stoned
- Laid lawn to front
- Detached residence to front of development

