

FOR SALE
Ardnanagh
Roscommon Town
F42 X512

PRICE REGION: OFFERS EXCESS €70,000

Property Reference: H2136A

BER F



Prime four bedroom residence c. 1,420 sq. ft located on a corner site close to railway station, schools and all amenities. This residence has been partly renovated and being sold as it stands. Works carried out to date are of excellent quality and this is an ideal renovation project for a prospective purchaser, boasting spacious accommodation throughout. Accommodation includes Ground Floor: reception hallway, sitting/living room, kitchen/dining room, utility, bedroom, bathroom, First Floor: bedrooms three in all with one en-suite and bathroom.

Contact the office on 090-6663700 for further details.

Viewings at evenings, weekends and Bank Holidays also accommodated

Note: Garage to rear not included in sale and will be removed to accommodate yard to rear being sold with the property.

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

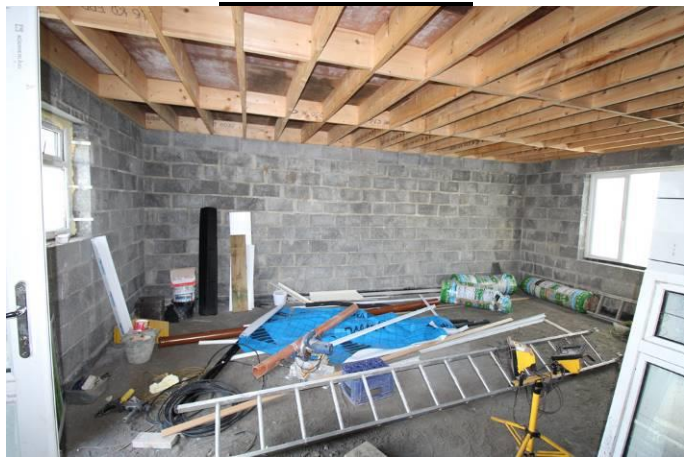
Office Address: Main Street, Athleague, Co. Roscommon F42 TW70
Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>5'1" x 4'9"</i>	<i>Upvc doorway to</i>
<i>Sitting/ Living Room</i>	<i>16'10" x 10'9"</i>	
<i>Kitchen/Dining Room</i>	<i>22'5" x 14'8"</i>	<i>Door to side</i>
<i>Utility</i>	<i>6'10" x 4'11"</i>	
<i>Bedroom 1</i>	<i>11' x 9'9"</i>	
<i>Bathroom 1</i>	<i>6'10" x 5'10"</i>	
<i>First Floor</i>		
<i>Landing</i>	<i>15' x 4'</i>	<i>Hotpress (airing cupboard off)</i>
<i>Bedroom 2</i>	<i>11'4" x 10'10"</i>	
<i>Bedroom 3</i>	<i>11'6" x 10'10"</i>	
<i>Bedroom 4</i>	<i>13'7" x 12'</i>	<i>Walk in wardrobe off 6'9" x 4'8", en-suite off 8'7" x 5'10"</i>
<i>Bathroom 2</i>	<i>8'3" x 7'10"</i>	

OTHER FEATURES

- ***Yard to rear***
- ***Block wall to side and rear boundaries***

GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



FIRST FLOOR



FRONT OF PROPERTY



MAP OF PROPERTY

