

# For Sale

No. 3 Strokestown Road, Ballyleague,  
Co. Roscommon. N39 DE77

DOUGLAS NEWMAN GROUP

# DNG

IVAN  
CONNAUGHTON

BER B3



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IVAN CONNAUGHTON

## Guide Price: €250,000

DNG Ivan Connaughton presents to market this three bedroom semi-detached property located in the heart of Ballyleague. This well maintained residence offers a fantastic opportunity for first time buyers, families, or investors alike. Set on a generous site with a substantial rear garden, off street parking, and a detached garage currently being used as a utility/office.

The residence is located in a much sought after area, centrally located between Roscommon Town, Strokestown and Longford Town and within walking distance of all local amenities including Lough Ree and the River Shannon which attracts nature lovers and water enthusiasts year round.

Accommodation includes Ground Floor: entrance hall, living room/kitchen & sun room. First Floor: three bedrooms & bathroom.

Viewing comes highly recommended and is by appointment only.

**For further details, contact DNG Ivan Connaughton on 090-6663700**

**Note:** The adjoining residence No. 4 is also for sale

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@dngivanconnaughton.ie

**Entrance Hall**

2.48m (8'2") x 2.37m (7'9")

**Living Room**

3.66m (12'0") x 4.06m (13'4")

**Kitchen/Living Area**

3.21m (10'6") x 6.39m (21'0")

**Sunroom**

3m (9'10") x 3.2m (10'6")

**Storage Room**

0.9m (2'11") x 2.04m (6'8")

**Bedroom 1**

2.68m (8'10") x 4.35m (14'3")

**Bedroom 2**

3.62m (11'11") x 2.99m (9'10")

**Bedroom 3**

2.61m (8'7") x 2.31m (7'7")

**Bathroom**

1.61m (5'3") x 1.97m (6'6")

## **OTHER FEATURES**

- Much sought after location
- Off street parking
- Garden shed to rear of garden
- Detached garage used as utility/office (14'9" x 10'1")
- Oil fired central heating
- Large rear garden
- B3 Rating
- Walking distance to Lough Ree & River Shannon



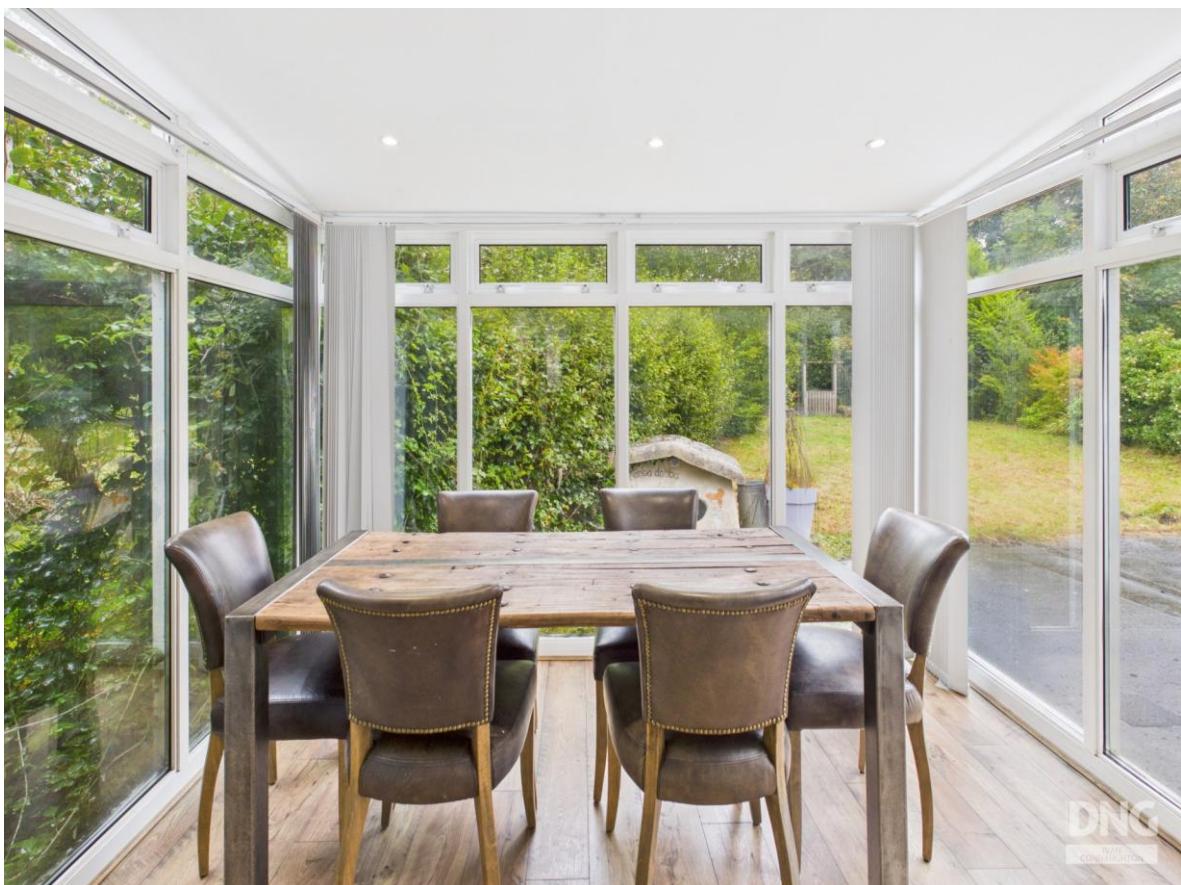
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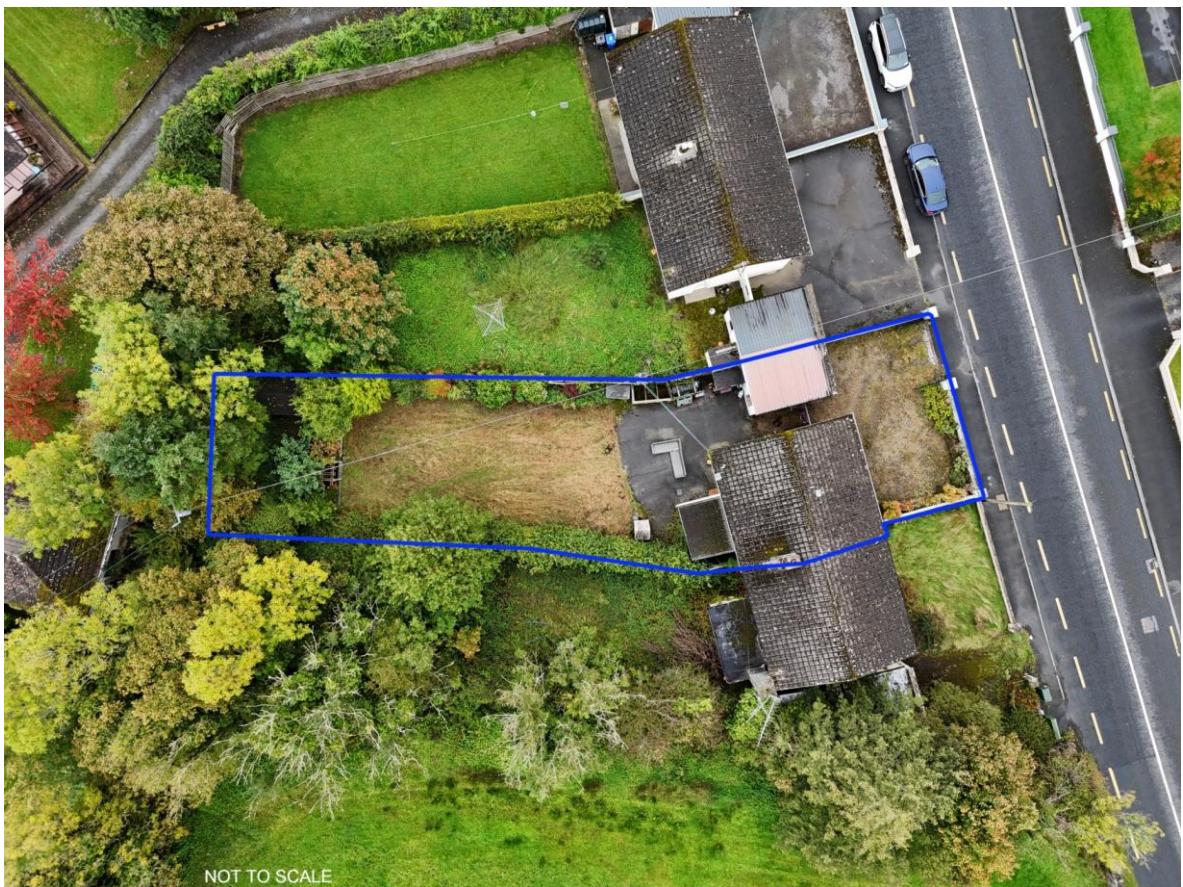
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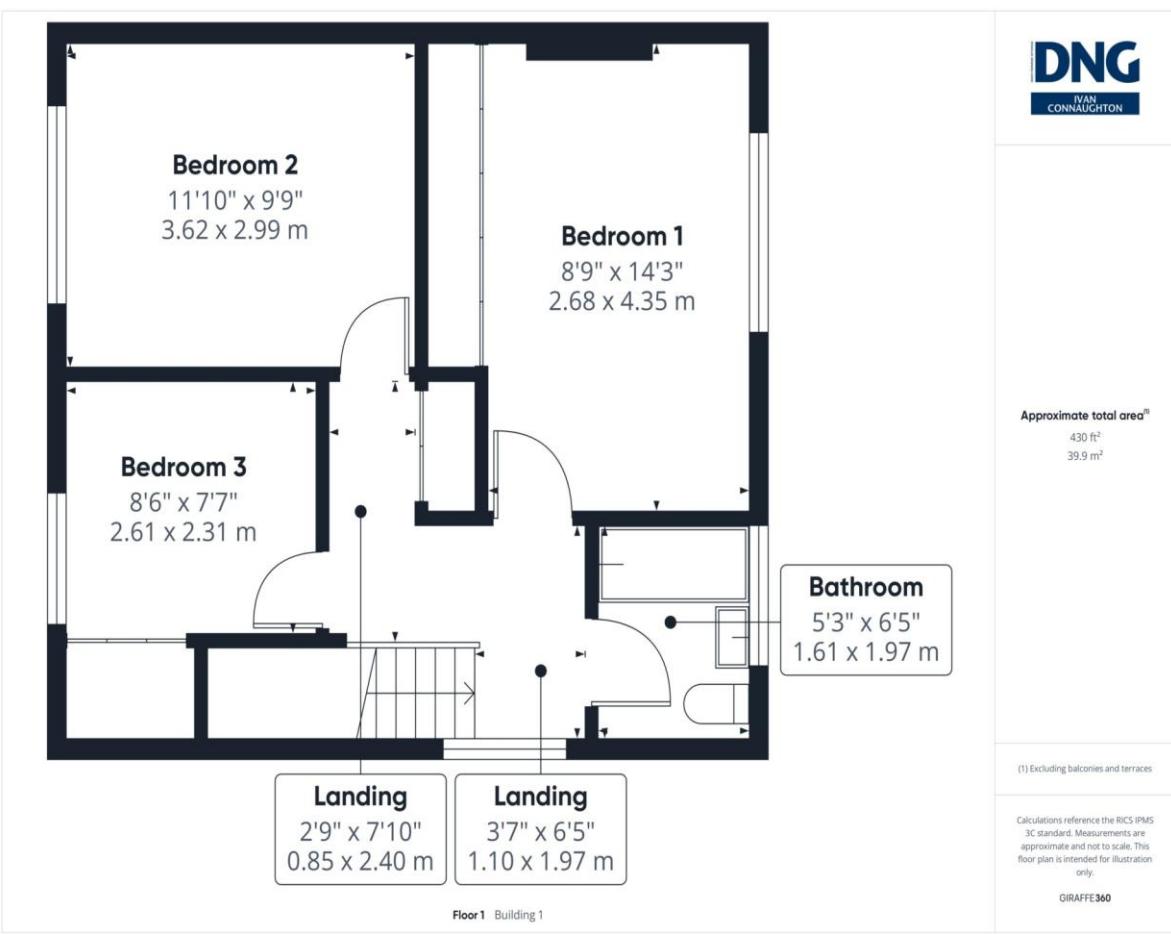
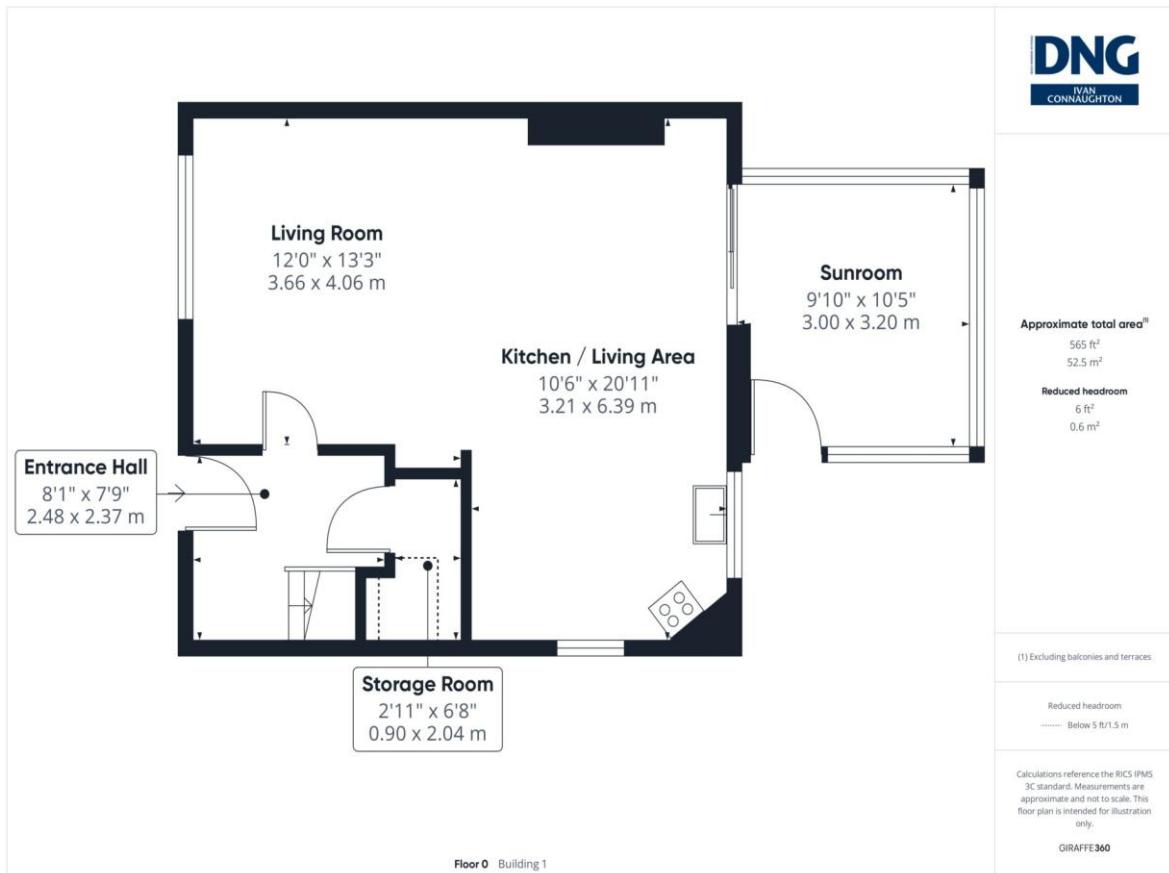
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