

For Sale

59 Oldwood, Ardsallagh,
Roscommon Town. F42 Y186

BER A3



Price Region: Offers in Excess of €295,000

DNG Ivan Connaughton presents to the market this immaculate three bedroom semi-detached residence in excellent condition throughout, located in the much sought after Oldwood development on the Athlone Road, adjacent to Roscommon Hospital and Roscommon Golf Club and within walking distance to all town amenities.

This remarkable property comes with an A3 BER rating and air to water heating.

With its modern design, prime location, and energy-efficient features, this property is an ideal choice for first-time buyers, families, or anyone seeking a stylish and sustainable home in Roscommon Town.

Accommodation includes Ground Floor: Entrance Hall, Living Room, Kitchen/Dining Room, Utility, W.C.
First Floor: Three bedrooms with one en-suite and Bathroom.

Viewing comes highly recommended and strictly by appointment only.

For further details & to arrange a viewing contact DNG Ivan Connaughton on 090-6663700

Entrance Hall

4.73m (15'6") x 2.16m (7'1")

Living Room

5.33m (17'6") x 3.97m (13'0")

Kitchen/Dining Room

4.08m (13'5") x 6.31m (20'8")

Utility Room

1.95m (6'5") x 2.05m (6'9")

W.C.

1.44m (4'9") x 2.04m (6'8")

Landing

3.17m (10'5") x 2.74m (9'0")

Bedroom 1

4.63m (15'2") x 2.83m (9'3")

En-Suite

2.33m (7'8") x 2.55m (8'4")

Bedroom 2

3.53m (11'7") x 3.41m (11'2")

Bedroom 3

2.39m (7'10") x 2.75m (9'0")

Bathroom

2.44m (8'0") x 2.7m (8'10")

OTHER FEATURES

- Former Showhouse
- BER A3
- Highly efficient Panasonic Heat Source Pump Air to Water heating & central heating
- Triple-glazed UPVC windows
- Fenced rear garden with spacious patio area
- Garden shed to rear
- Laid lawns & Tarmacadamed Driveway
- Stira Stairs to Attic, suitable for storage with Velux Window
- A warming log burner for the lounge area
- Prime Residential Area

















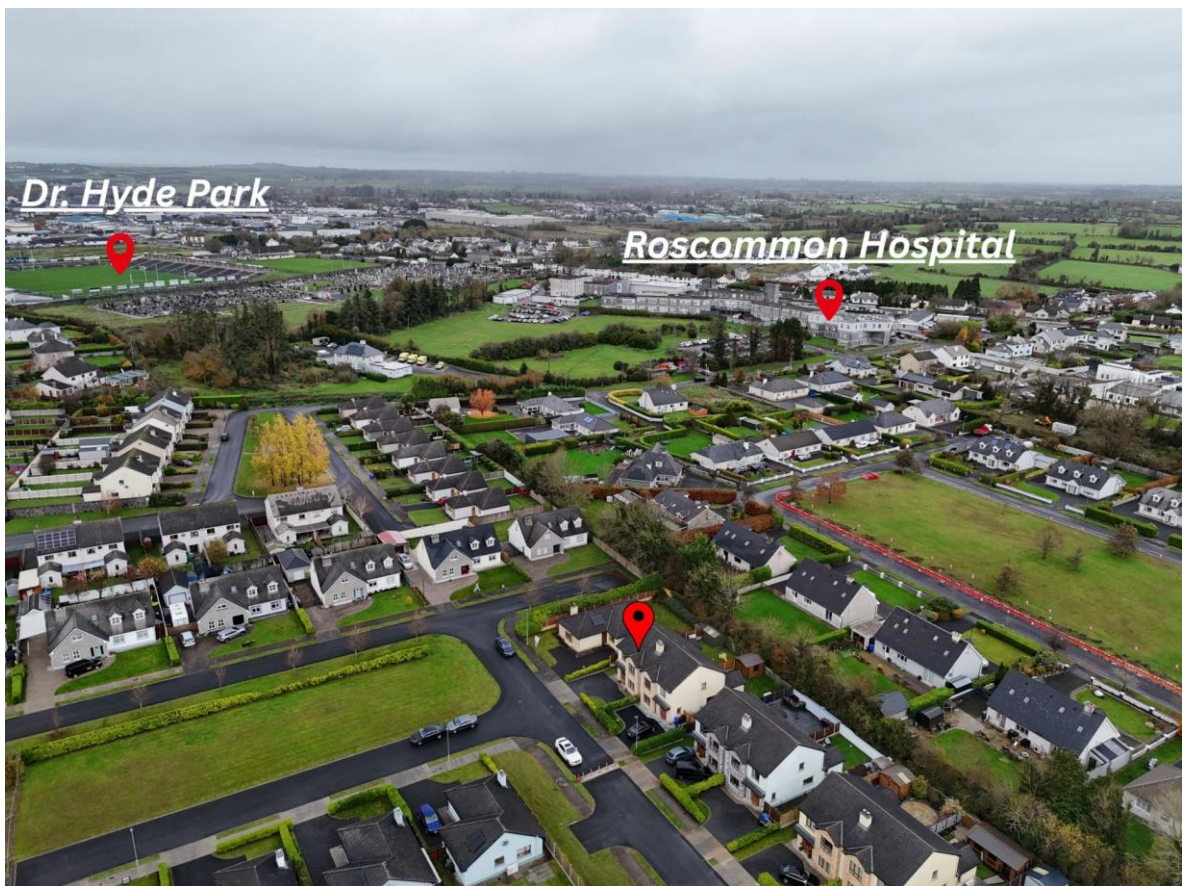


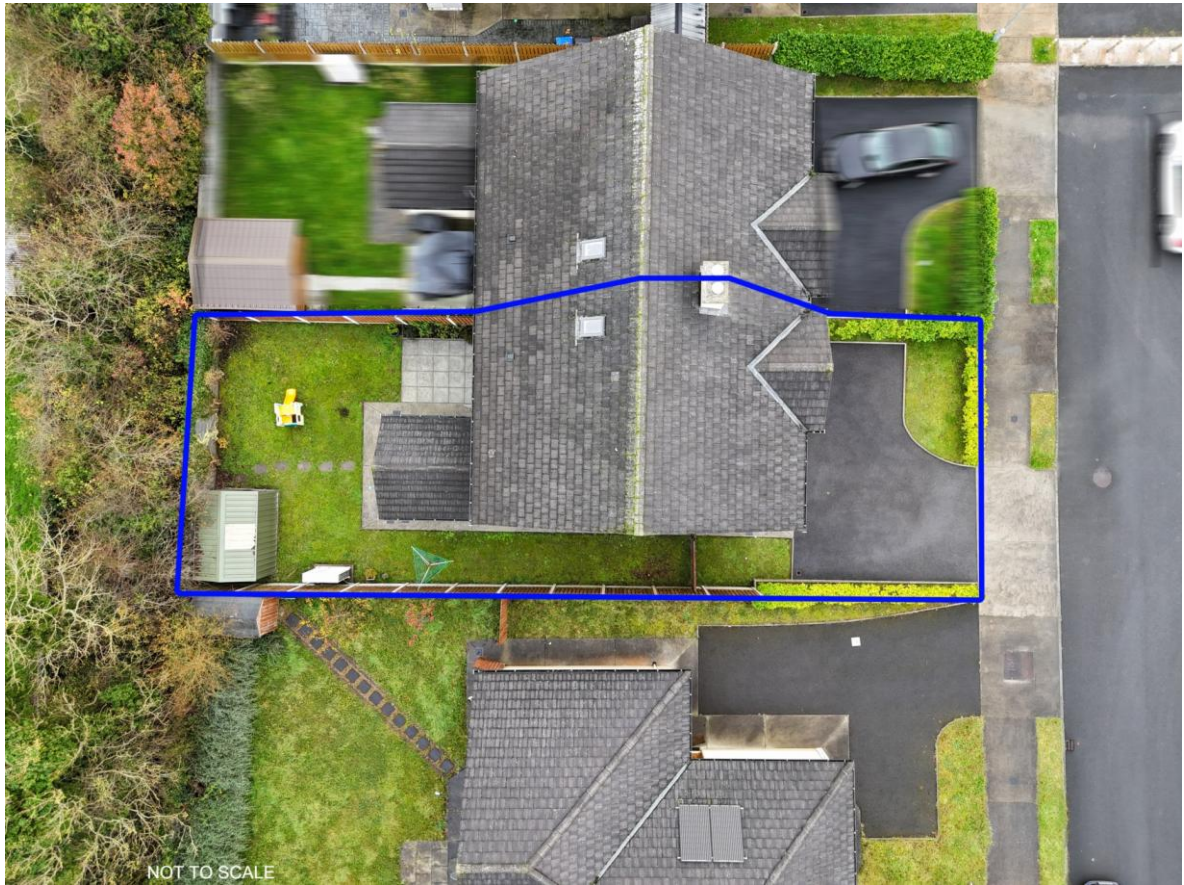


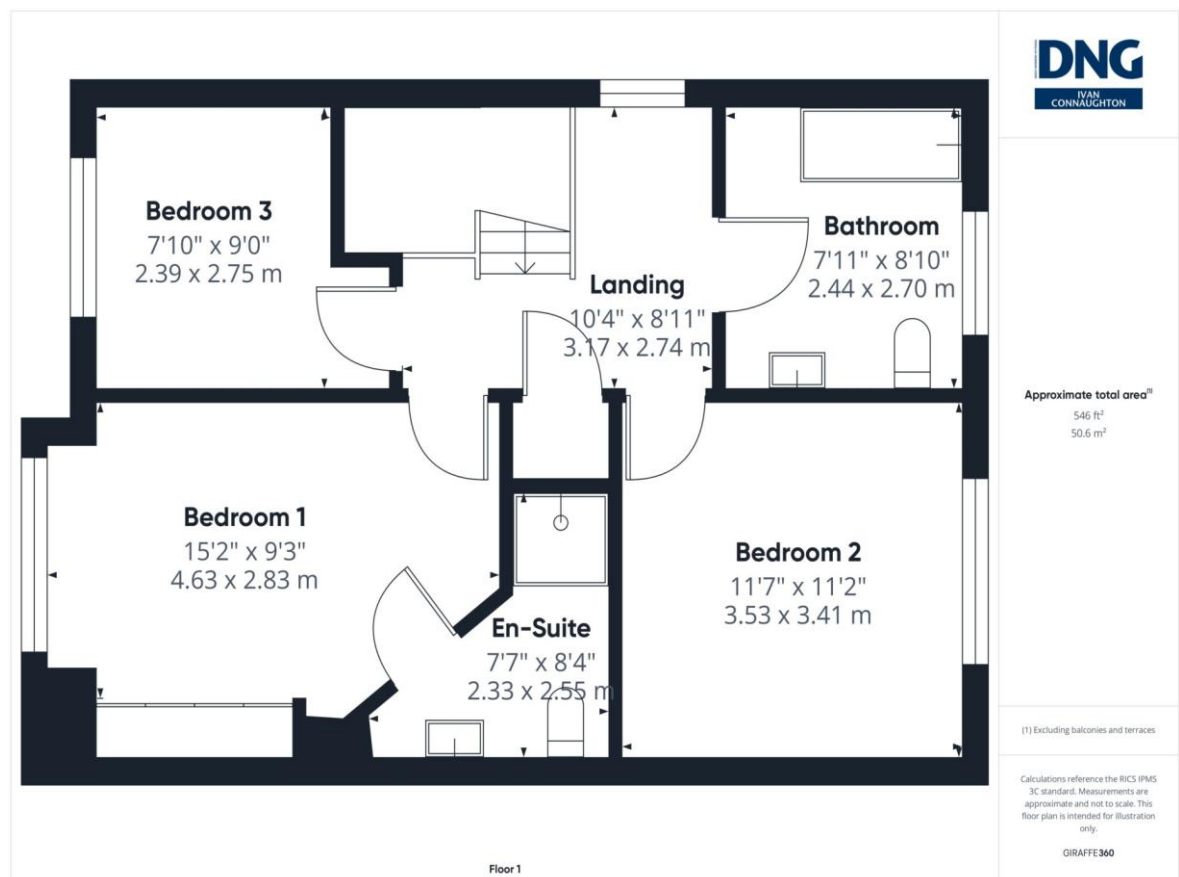
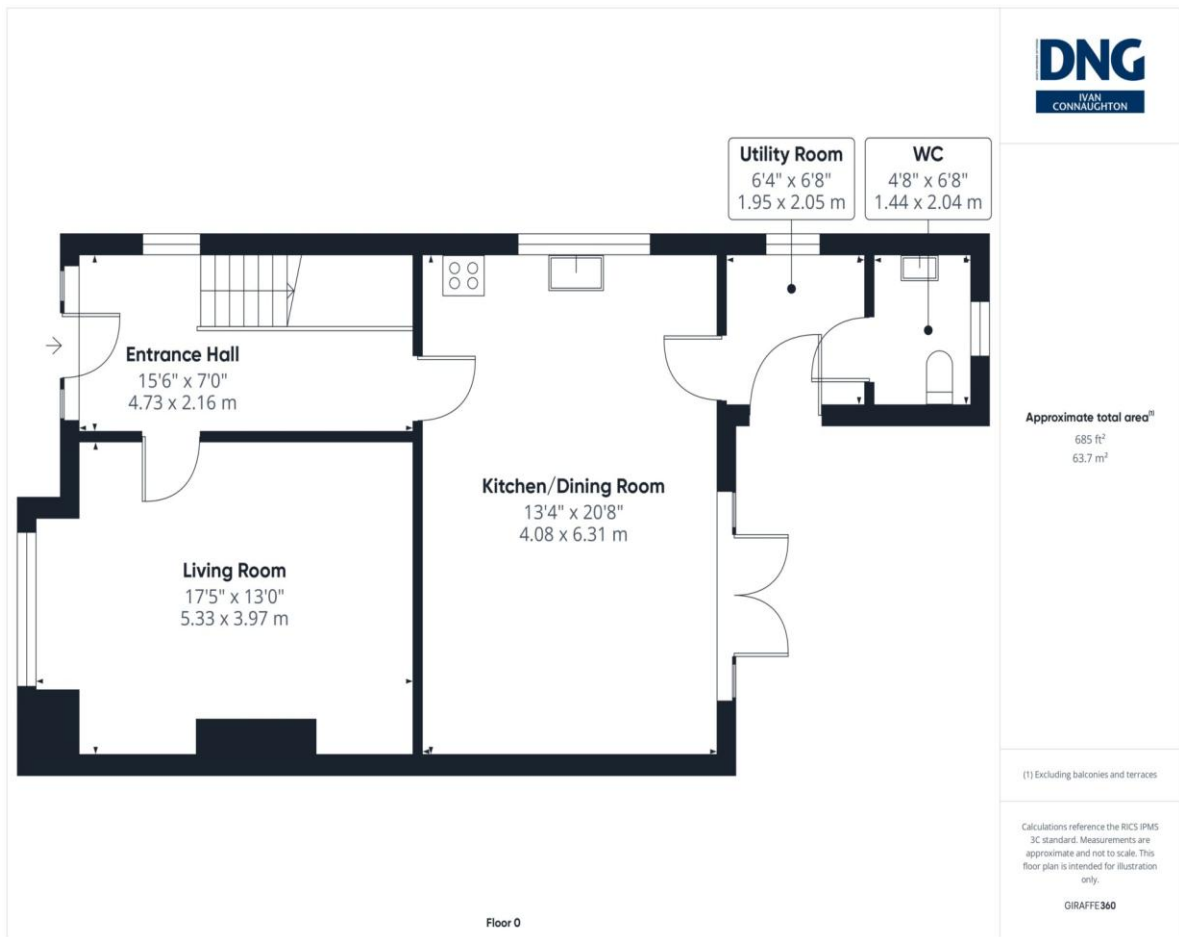




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