

For Sale

No. 4 Strokestown Road, Ballyleague,
Co. Roscommon. N39 D279

BER E2



Guide Price: €135,000

DNG Ivan Connaughton presents to market this three bedroom semi-detached property located in the heart of Ballyleague. Set on a generous site with a substantial rear garden, off street parking, and a detached garage. The property is in need of renovation but will qualify for the Vacant Property Refurbishment Grant if you renovate and occupy or rent it out. A grant of up to €70,000 is available. 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, sitting room, kitchen. 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.3 is also for sale

Entrance Hall

3.49m (11'5") x 2.35m (7'9")

Living Room

3.21m (10'6") x 6.49m (21'4")

Kitchen

2.5m (8'2") x 3.98m (13'1")

Bedroom 1

3.3m (10'10") x 4.36m (14'4")

Bedroom 2

3.63m (11'11") x 2.95m (9'8")

Bedroom 3

2.61m (8'7") x 2.35m (7'9")

Bathroom

1.62m (5'4") x 1.96m (6'5")

OTHER FEATURES

- Much sought after location
- Oil fired central heating
- Off street parking
- Walking distance to River Shannon & Lough Ree
- Detached Garage (10'8" x 15'4")







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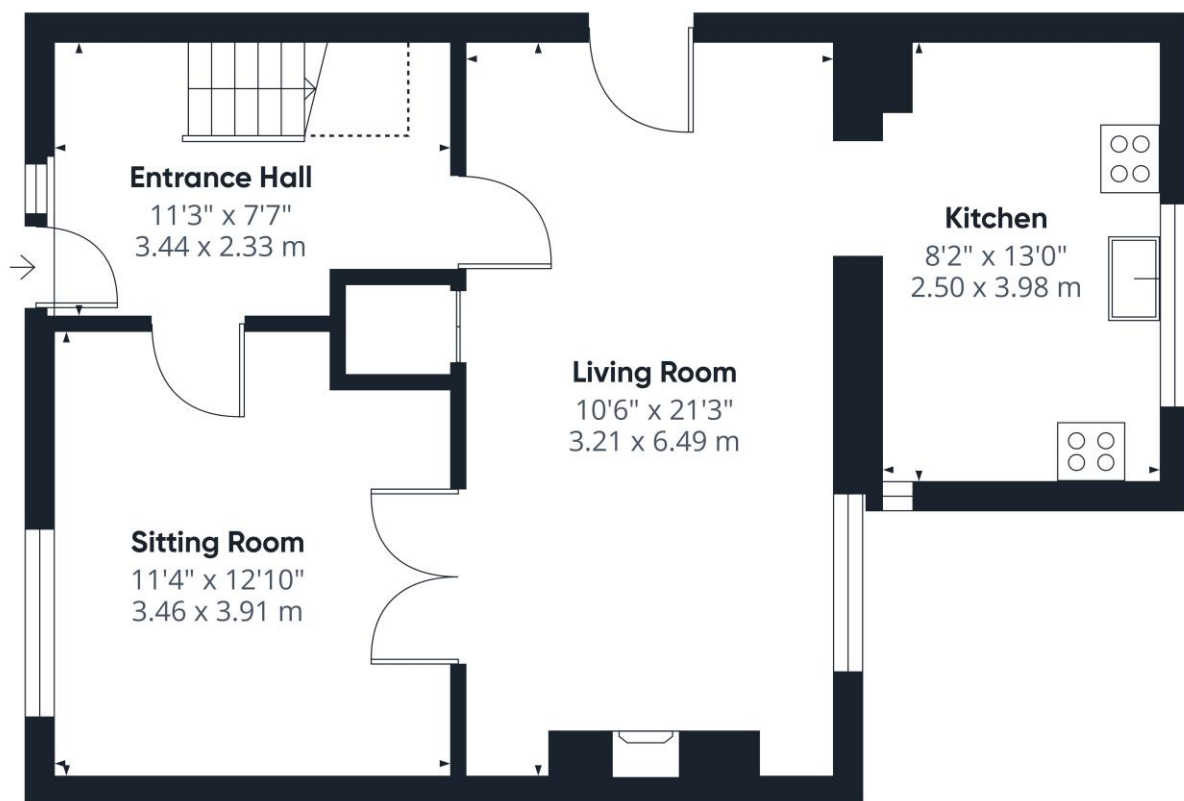


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Approximate total area[®]

557 ft²
51.8 m²

Reduced headroom

14 ft²
1.3 m²

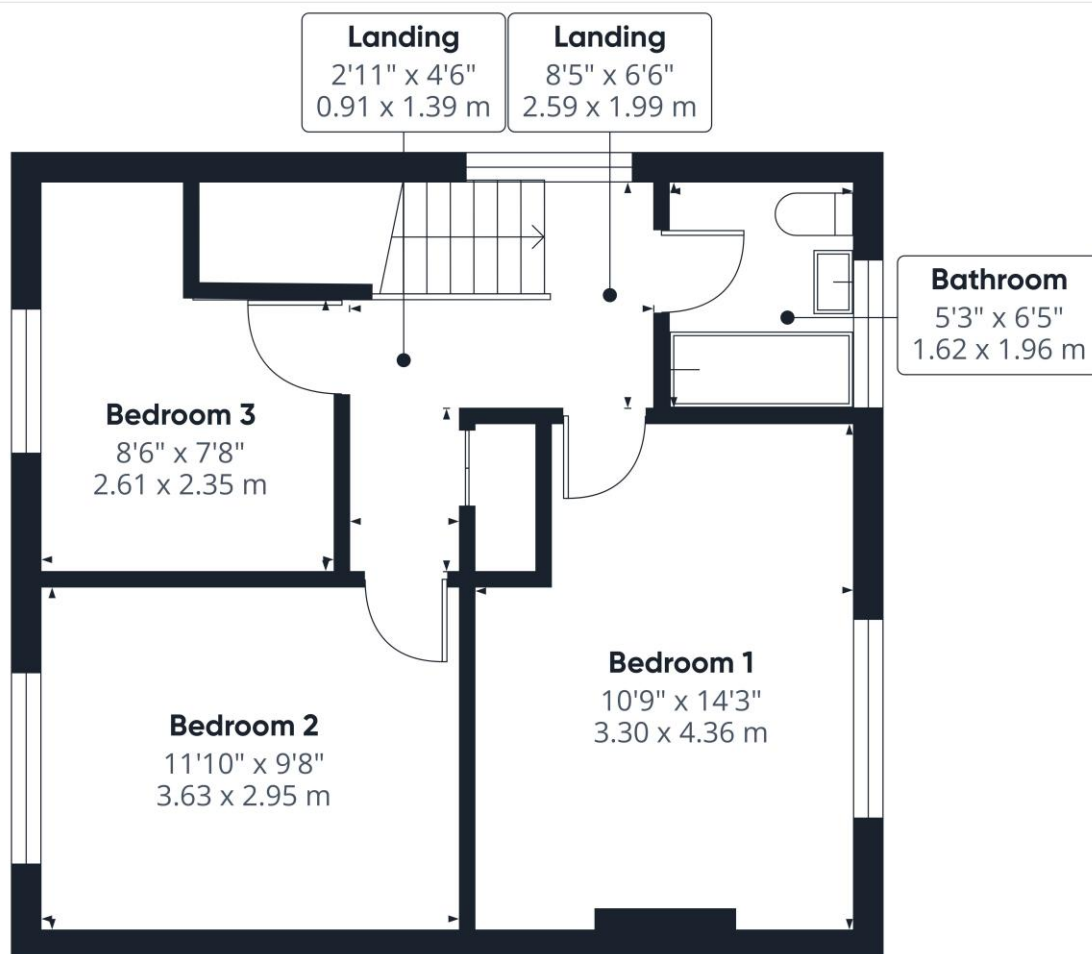
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Approximate total area[®]

433 ft²
40.2 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1 Building 1