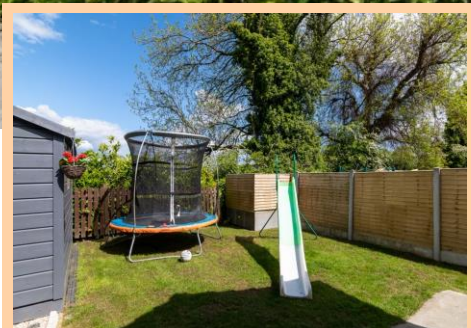


For Sale

16 Cluain Fraoigh, Lanesboro Road
Roscommon Town. F42 XF64
4 Bedrooms| Semi-Detached



Price Region: €165,000

Very attractive four bedroom semi-detached residence in pristine condition throughout located in much sought after area within walking of Roscommon Town Centre and all amenities. Boasting spacious living accommodation throughout, viewing comes highly recommended.

Accommodation includes Ground Floor: reception hallway, living room, kitchen/dining room, utility with W.C. off, First Floor: bedrooms four in all with one en-suite and bathroom.

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

Reception Hallway

14'7" (4.45m) x 7'3" (2.21m) uPvc doorway to, tiled floor, stairs to first floor

Living Room

19'3" (5.87m) x 12'7" (3.84m) Cast iron fireplace, wooden surround, spotlights, bay window to front, wooden floor, double doors to kitchen/dining

Kitchen/Dining

20'2" (6.15m) x 14'9" (4.5m) Fully fitted kitchen including built in cooker, extractor fan, dishwasher, fridge freezer, inset tiling, tiled/wooden floor, spotlights, patio door to rear, double doors to living room

Utility

6'10" (2.08m) x 6'3" (1.91m) Tiled floor, door to rear, washing machine, dryer, indoor boiler, W.C. off 6'10" x 3'9", toilet, wash hand basin, tiled floor

Landing

Carpeted, hotpress (airing cupboard) off

Bedroom One

16'0" (4.88m) x 10'9" (3.28m) Master Bedroom, wooden floor, Sliderobes, bay window to front, en-suite off, toilet, wash hand basin, shower, tiled floor, wall tiling

Bedroom Two

12'7" (3.84m) x 10'0" (3.05m) Wooden floor

Bedroom Three

9'10" (3m) x 7'11" (2.41m) Wooden floor

Bedroom Four/Office

9'2" (2.79m) x 7'11" (2.41m) Wooden floor, built in wardrobe

Bathroom

6'5" (1.96m) x 5'11" (1.8m) Toilet, wash hand basin, bath, tiled floor, wall tiling

FEATURES

- Driveway to front tarmacadamed
- Laid lawns to front and rear
- Post & rail fencing to sides/rear
- Patio area off dining
- Garden shed
- Oil fired central heating







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Approx. total internal floor area 122m² / 1313ft²

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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only