

For Sale

10 Quinn Villas, Ballaghaderreen,
Co. Roscommon. F45 XE33

Douglas Newman Good

DNG

IVAN
CONNAUGHTON

BER D1



Guide Price: €165,000

DNG Ivan Connaughton presents to market this charming three bedroom semi-detached dormer residence situated within the small and quiet residential development of Quinn Villas, comprising just 10 houses in total. This home also benefits from a small front and rear garden, designed to be very low maintenance, ideal for those seeking outdoor space without the burden of extensive upkeep. This attractive dormer residence would suit a wide range of buyers, including first time purchasers, downsizers, or anyone looking for a comfortable home in a quiet, well maintained development while still being within walking distance to all the amenities Ballaghaderreen has to offer.

Accommodation includes Ground Floor: entrance hall, living room, kitchen/dining room, two bedrooms and bathroom. First Floor: one bedroom, bathroom and storage room.

Viewing comes highly recommended and is by appointment only.

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

PSRA Licence No. 004422

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

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Entrance Hall

5.6m (18'4") x 2.4m (7'10")

Living Room

2.97m (9'9") x 3.24m (10'8")

Kitchen/Dining Room

2.85m (9'4") x 4.21m (13'10")

Bedroom 1

2.55m (8'4") x 3.33m (10'11")

Bedroom 2

1.96m (6'5") x 3.24m (10'8")

Bedroom 3

3.69m (12'1") x 2.9m (9'6")

Downstairs Bathroom

1.44m (4'9") x 1.95m (6'5")

Upstairs Bathroom

1.66m (5'5") x 3.64m (11'11")

Storage Room

5.5m (18'1") x 1.54m (5'1")



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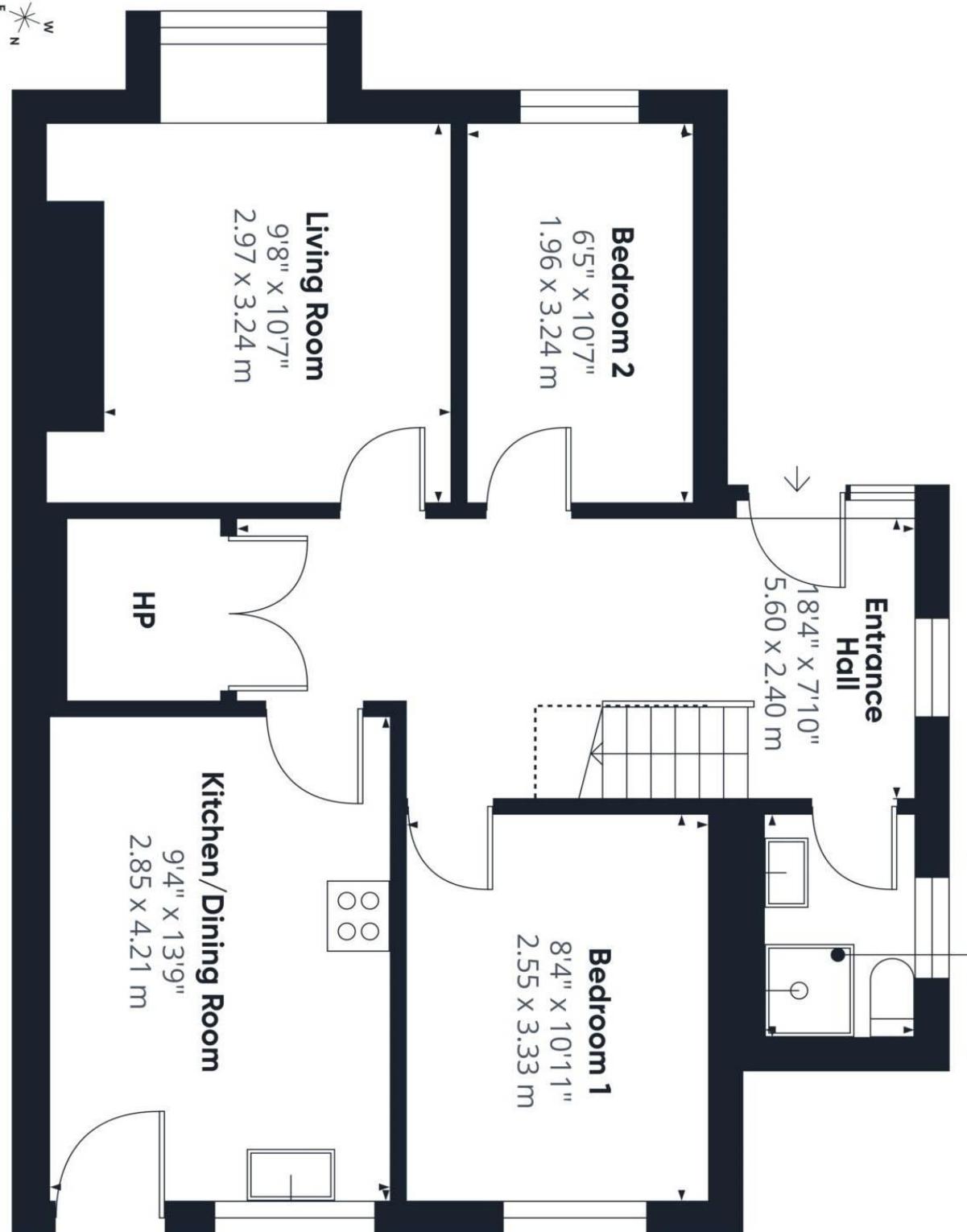
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(1) Excluding balconies and terraces

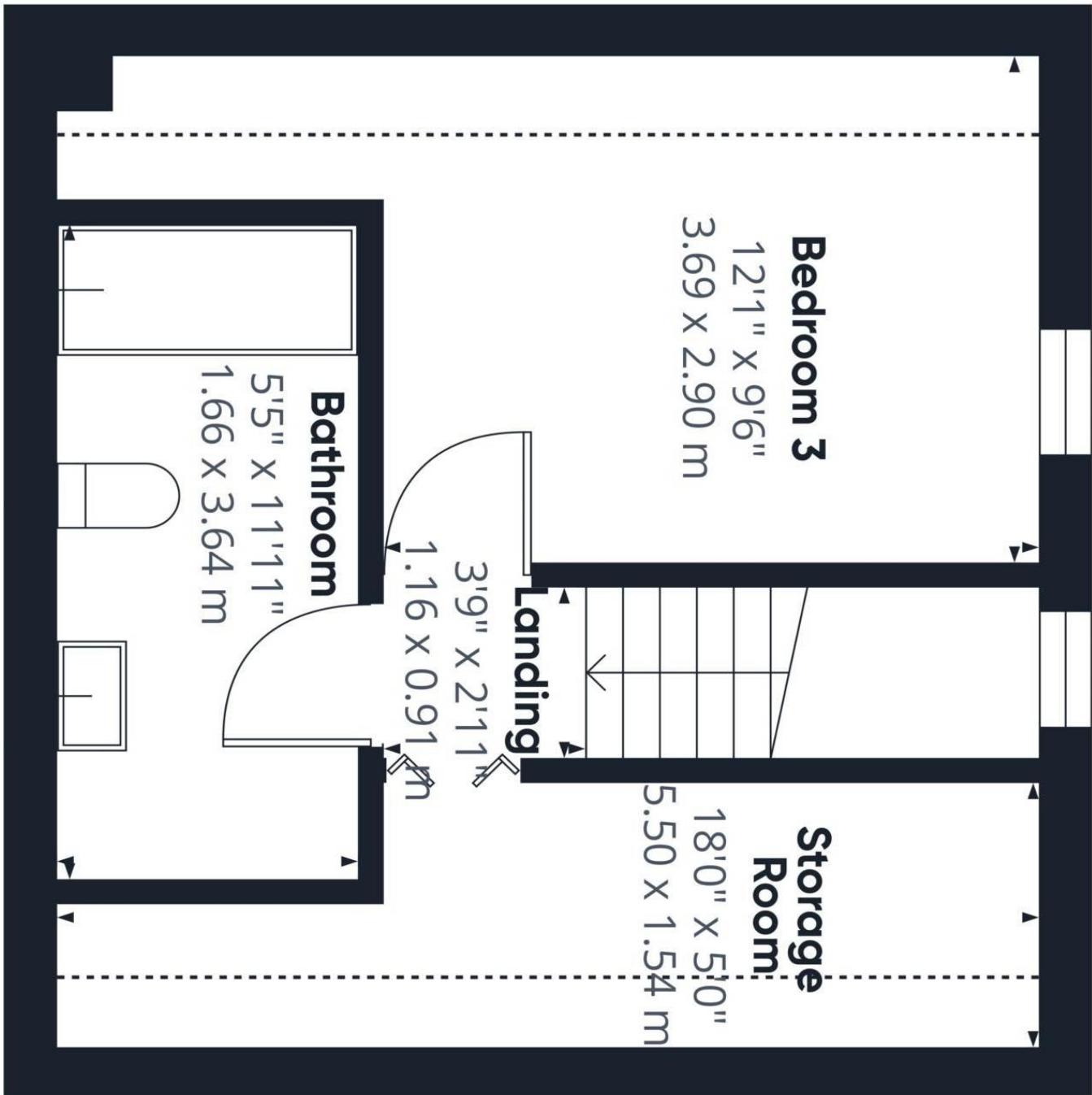
Reduced headroom

.....
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.

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Floor 1

Approximate total area⁽¹⁾

285 ft²
26.4 m²

Reduced headroom
5.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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