

# For Sale

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



**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**

## **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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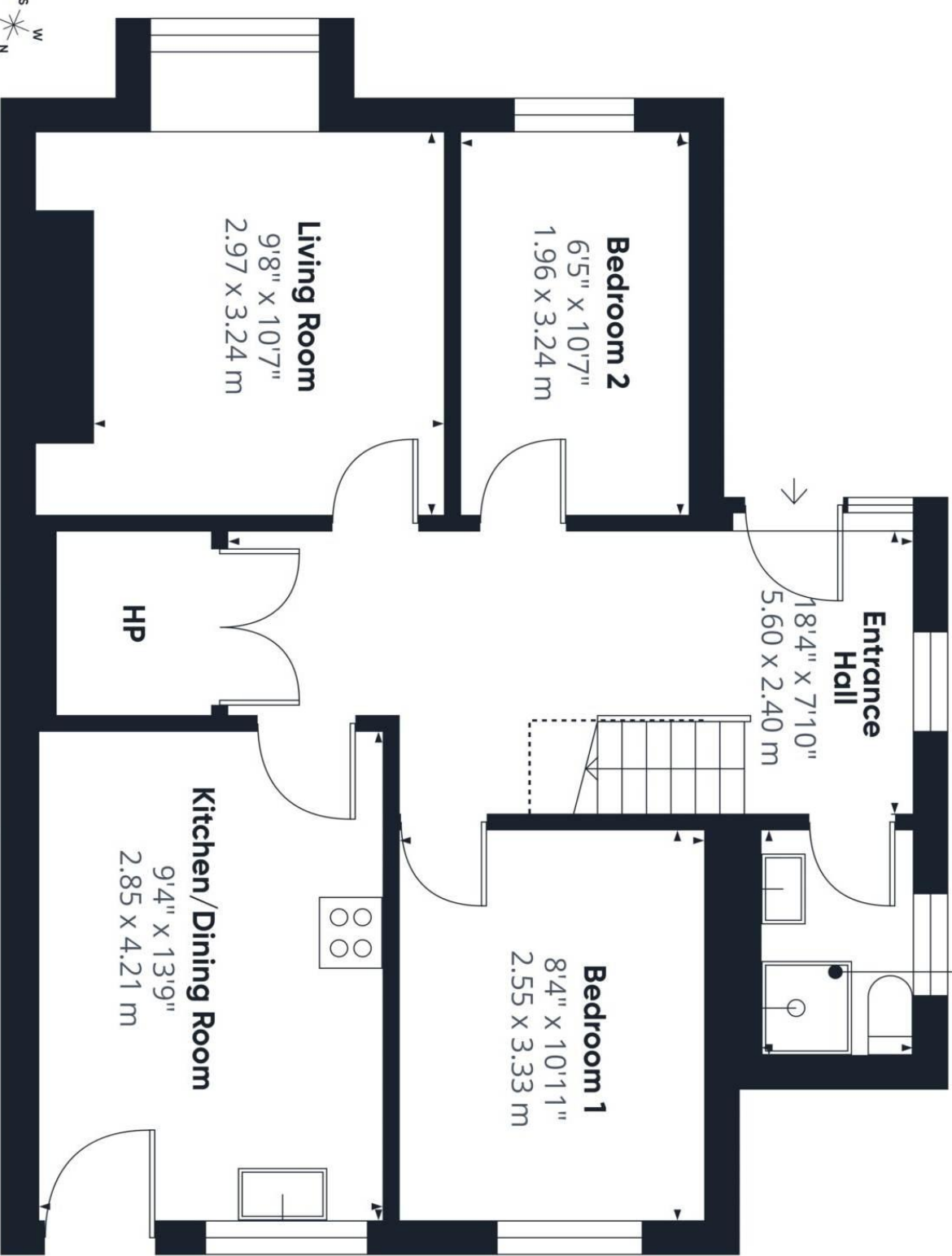
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Approximate total area<sup>(1)</sup>

588 ft<sup>2</sup>  
54.6 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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**Bedroom 3**  
12'1" x 9'6"  
3.69 x 2.90 m

**Storage Room**  
18'0" x 5'0"  
5.50 x 1.54 m

**Landing**

3'9" x 2'11"  
1.16 x 0.91 m

**Bathroom**  
5'5" x 11'11"  
1.66 x 3.64 m



Floor 1

Approximate total area<sup>(1)</sup>

285 ft<sup>2</sup>  
26.4 m<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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