

**For Sale**

21 Glenview, Galway Road, Roscommon Town.

F42 V076

| Semi-Detached

DOUGLAS NEWMAN GOOD

**DNG**

**IVAN  
CONNAUGHTON**

**BER C3**



**Guide Price: €250,000**

Four bedroom semi-detached residence with a floor area of c. 124 sq.m. Located in the much sought after residential estate of Glenview on the Galway Road in Roscommon Town, within walking distance of shops, schools, train station and Roscommon Town Centre. The residence would be an ideal starter home or investment property due to location.

Accommodation includes reception hallway with toilet off, sitting room, kitchen/ dining room, utility room. First Floor: landing, four bedrooms with one en-suite and main bathroom.

Viewing comes highly recommended & by appointment only.

**Hall**

16'1" (4.9m) x 7'6" (2.29m) Door to, stairs to first floor, W.C off

**Sitting Room**

17'9" (5.41m) x 13'1" (3.99m) Wooden floor, cast iron fireplace with wooden surround, bay window to front, double doors to kitchen/dining room

**Kitchen/Dining Room**

20'4" (6.2m) x 15'9" (4.8m) Fully fitted kitchen incl. built in oven, microwave, hob, extractor fan, fridge-freezer, tiled floor, sliding door to rear, tiled floor

**Utility**

7'7" (2.31m) x 5'11" (1.8m) Fitted units, indoor boiler, washing machine, dryer, door to rear, tiled floor

**Landing**

Carpet to floor, hotpress (airing cupboard) off

**Bedroom 1**

15'5" (4.7m) x 10'10" (3.3m) Carpet to floor, bay window to front, en-suite off

**Bedroom 2**

13'1" (3.99m) x 10'10" (3.3m) Carpet to floor

**Bedroom 3**

11'2" (3.4m) x 8'10" (2.69m) Carpet to floor

**Bedroom 4**

9'6" (2.9m) x 7'7" (2.31m) Carpet to floor

**Main Bathroom**

6'11" (2.11m) x 5'7" (1.7m) Bath, toilet, wash hand basin, tiled floor, part wall tiling







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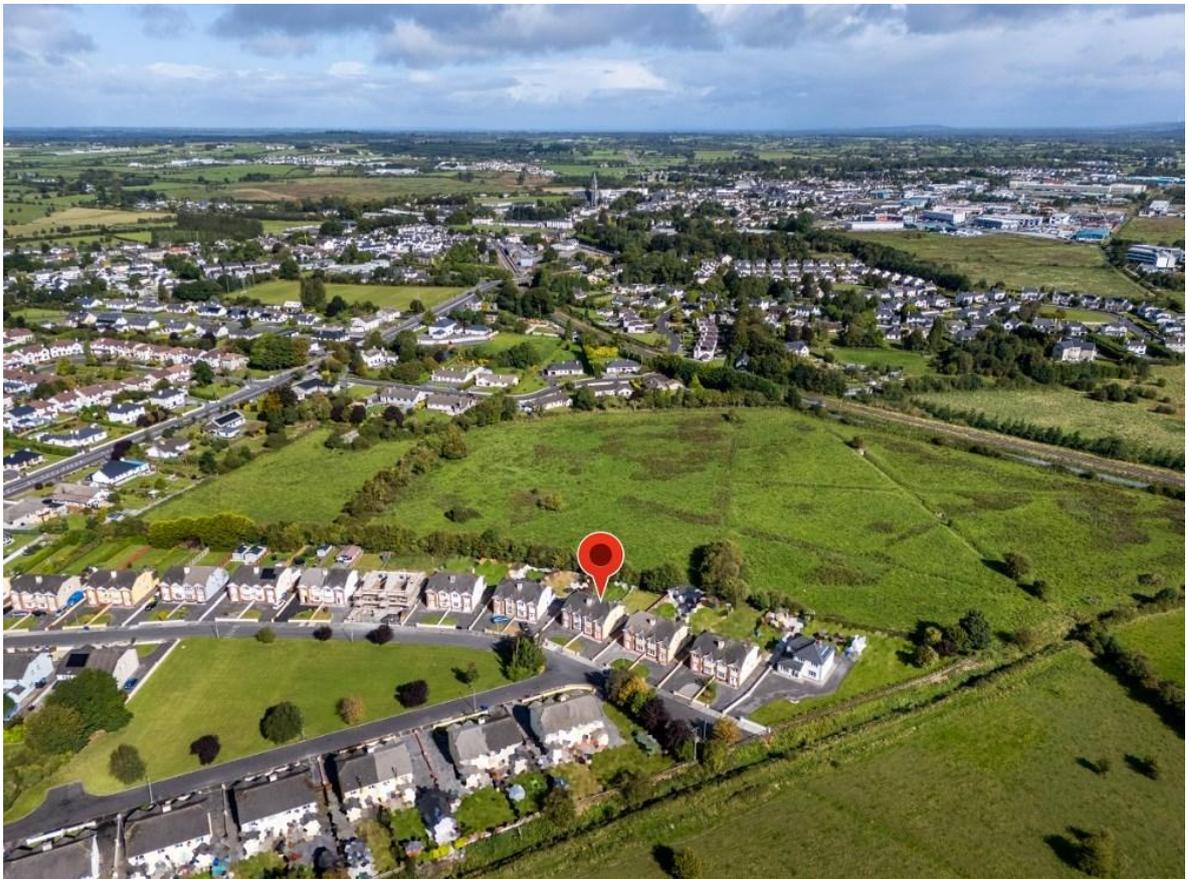




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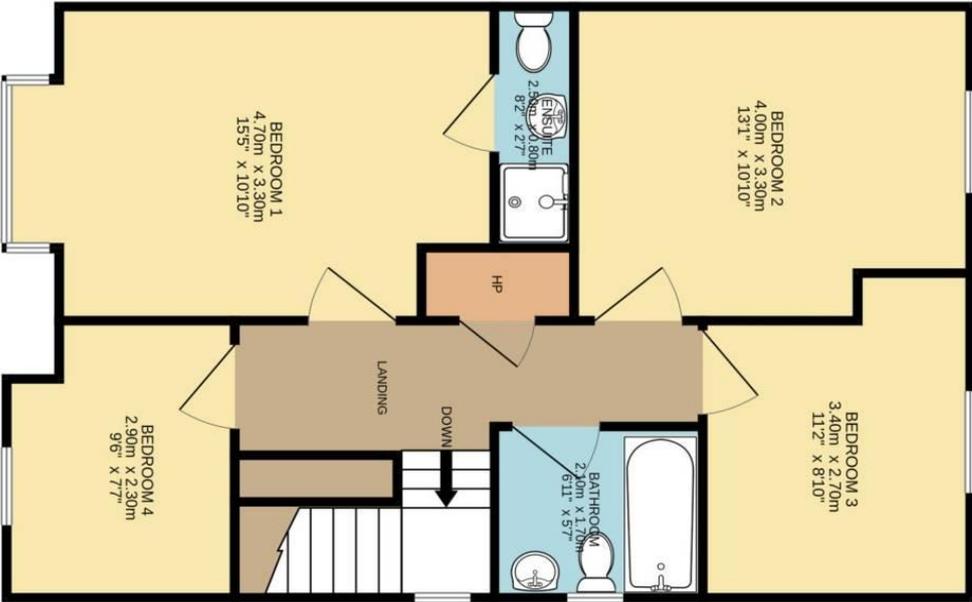
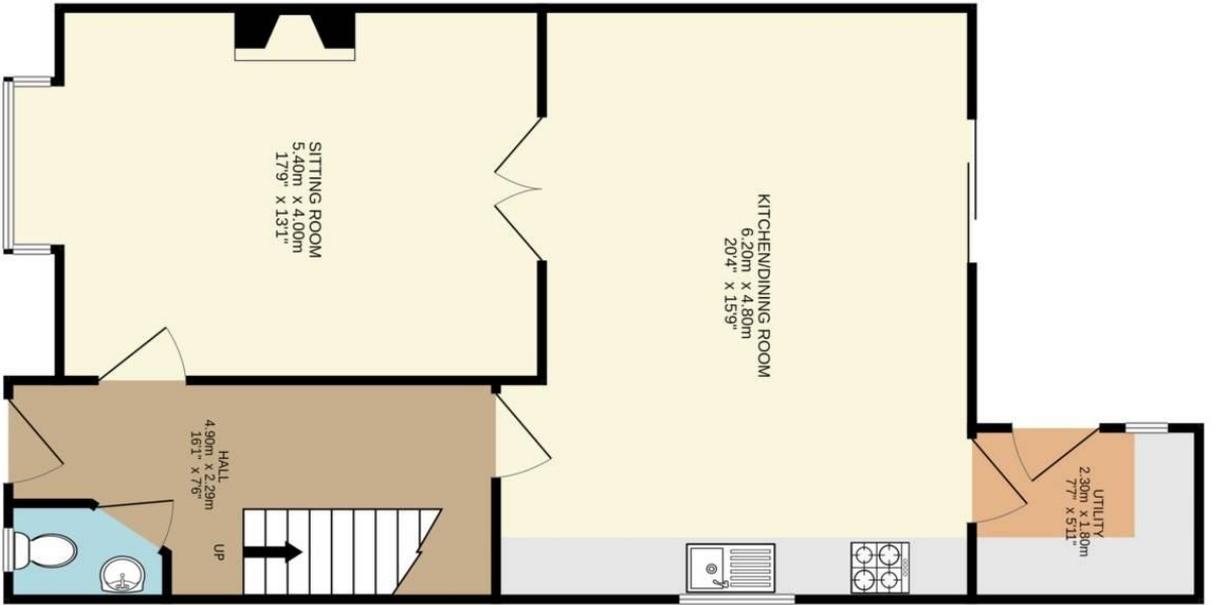


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Approx. floor area  
124m<sup>2</sup> / 1335ft<sup>2</sup>



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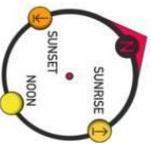
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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.



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