

For Sale

No. 4 Brooklawn, Ballaghaderreen,
Co. Roscommon, F45 A298

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER C3



Guide Price: €195,000

DNG Ivan Connaughton are delighted to present to the market this attractive four-bedroom semi-detached residence, ideally located within the well-established Brooklawn residential development in Ballaghaderreen. This property comes to the market in excellent condition throughout and offers bright, spacious accommodation, making it an ideal family home or investment opportunity.

Accommodation at ground floor level comprises a welcoming entrance hallway, a spacious sitting room to the front featuring an attractive feature fireplace and large window providing excellent natural light, and a generous open-plan kitchen/dining area fitted with modern units and ample workspace. The kitchen/dining area benefits from sliding patio doors leading directly to the rear garden, creating an ideal space for family living and entertaining. A convenient guest WC and utility area are also located on the ground floor. The first floor consists of four bedrooms, including a master bedroom with en-suite, along with a main family bathroom. The layout offers excellent flexibility for modern family living, with ample space for home working or guest accommodation if required.

PSRA Licence No. 004422

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Brooklawn is a popular residential development located within walking distance of Ballaghaderreen town centre and its full range of amenities including schools, shops, restaurants, sporting facilities and public transport links.

This property represents an excellent opportunity to acquire a turnkey home in a convenient and sought after location.

Accommodation

Entrance Hall

1.94m (6'4") x 4.26m (14'0")

Living Room

4.12m (13'6") x 4.23m (13'11")

Kitchen/Dining Room

6.26m (20'6") x 4m (13'1")

Utility

1.95m (6'5") x 2.36m (7'9")

WC

1.97m (6'6") x 1.55m (5'1")

Landing

1.14m (3'9") x 2.67m (8'9")

Bedroom 1

3.55m (11'8") x 3.22m (10'7")

En-Suite

2.58m (8'6") x 1.63m (5'4")

Bedroom 2

2.74m (9'0") x 3.33m (10'11")

Bedroom 3

3.34m (10'11") x 2.22m (7'3")

Bathroom

2.18m (7'2") x 1.62m (5'4")

Bedroom 4

1.49m (4'11") x 3.17m (10'5")



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