

# For Sale

4 Sli Na Scruthan, Ballintubber,  
Co. Roscommon. F45 ET22



BER C1



## Price Region: Offers in Excess of €195,000

DNG Ivan Connaughton are delighted to present to the market this attractive three bedroom semi-detached residence located at 4 Slí Na Scruthán, Ballintubber, Co. Roscommon. F45 ET22.

Presented in excellent condition throughout, this spacious home is situated within a well maintained residential development in Ballintubber Village and offers bright, well proportioned accommodation over two levels.

Accommodation comprises welcoming entrance hall, spacious sitting room complete with feature fireplace, bright open plan kitchen/dining area with patio doors leading to the rear garden, utility room and W.C. at ground floor level. The first floor consists of three generously sized bedrooms including master bedroom en-suite and main bathroom.

Externally, the residence enjoys off street parking to the front together with a large enclosed rear garden complete with timber garden shed, offering an ideal space for outdoor entertaining and family living.

Located in the village of Ballintubber, the property is within walking distance of local amenities including primary school, church, shop and pubs while Castlerea, Roscommon Town and Knock Airport are all within easy commuting distance.

This property would make an ideal family home, first time buyer opportunity or investment property.

Viewing comes highly recommended.

**For further details & viewing, contact DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

1.31m (4'4") x 4.29m (14'1")

**Living Room**

4.11m (13'6") x 3.69m (12'1")

**Kitchen/Dining Room**

5.1m (16'9") x 3.09m (10'2")

**Utility Room**

1.88m (6'2") x 2.38m (7'10")

**W.C.**

1.9m (6'3") x 1.7m (5'7")

**Master Bedroom**

3.46m (11'4") x 3.7m (12'2")

**En-Suite**

1.45m (4'9") x 1.68m (5'6")

**Bedroom**

3.34m (10'11") x 3.05m (10'0")

**Bedroom**

2.6m (8'6") x 3.73m (12'3")

**Bathroom**

1.95m (6'5") x 2.35m (7'9")



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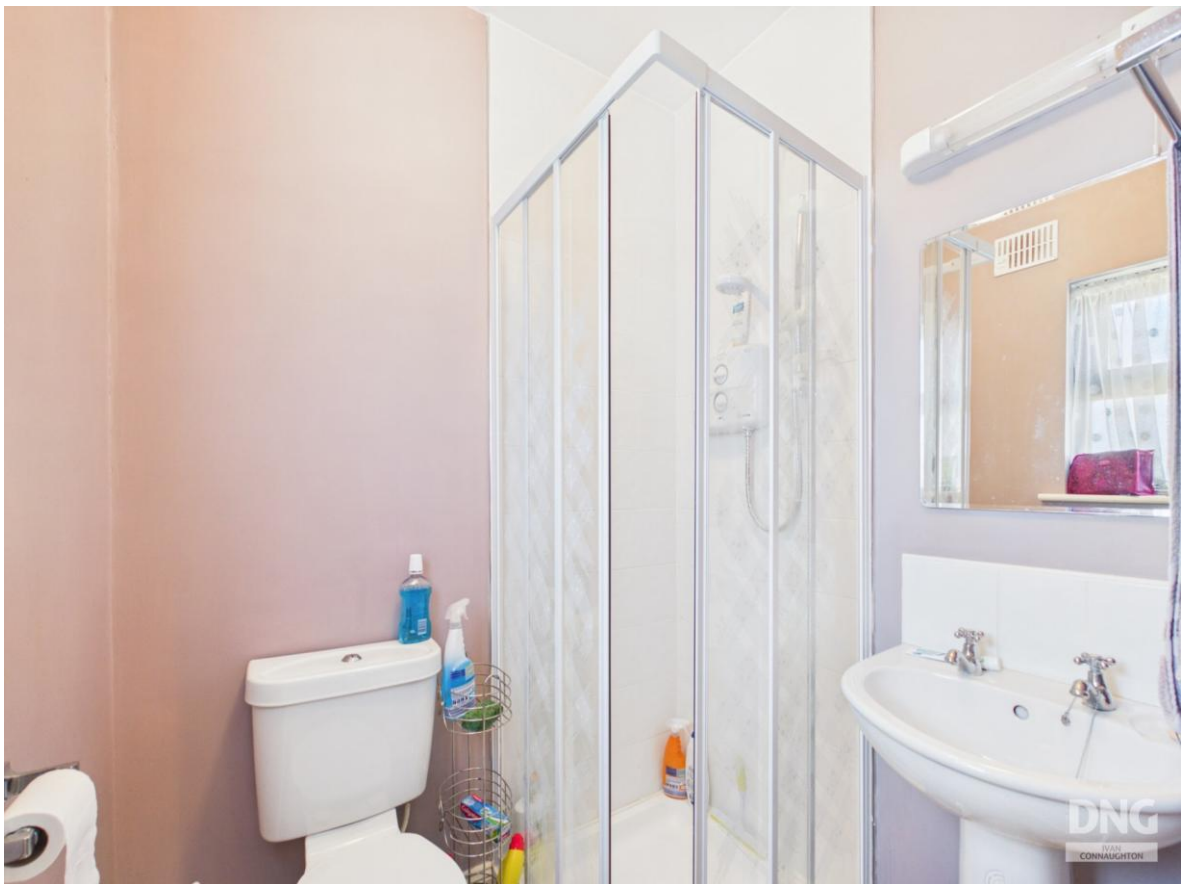


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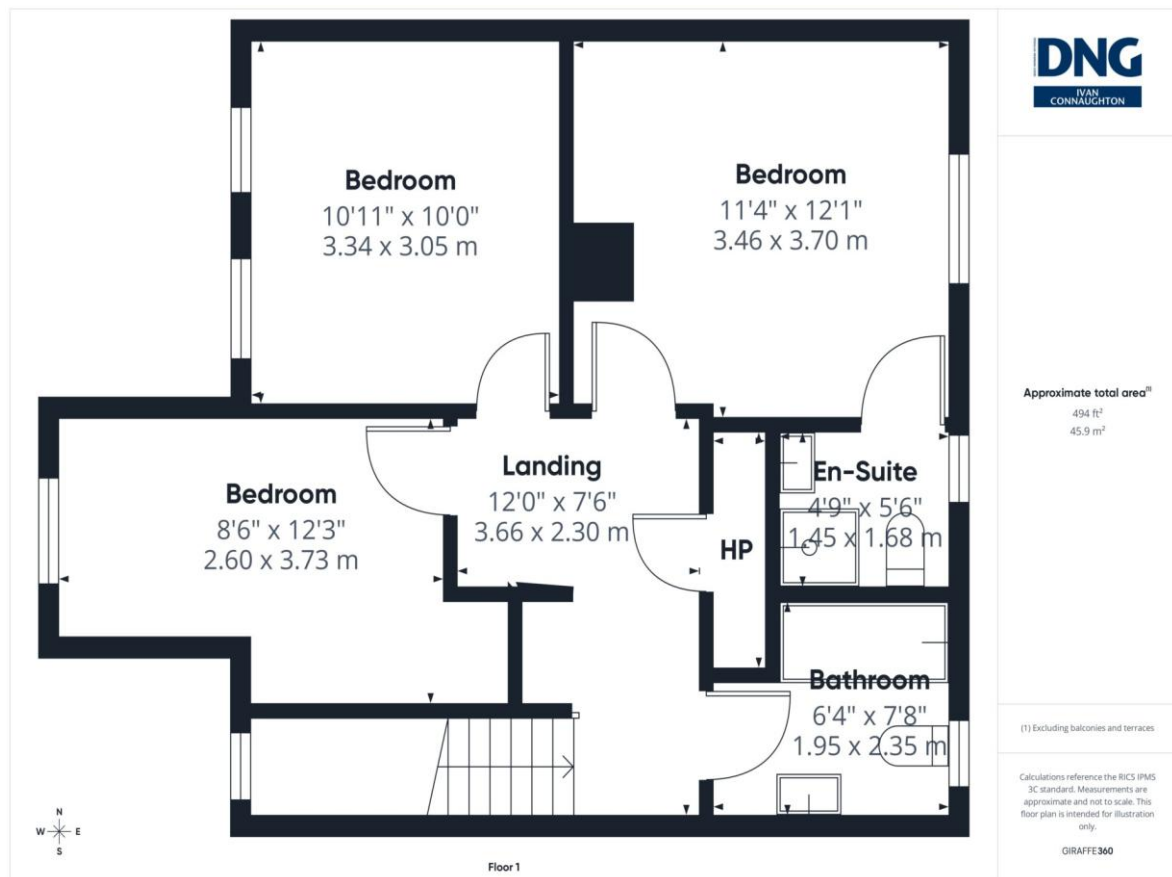
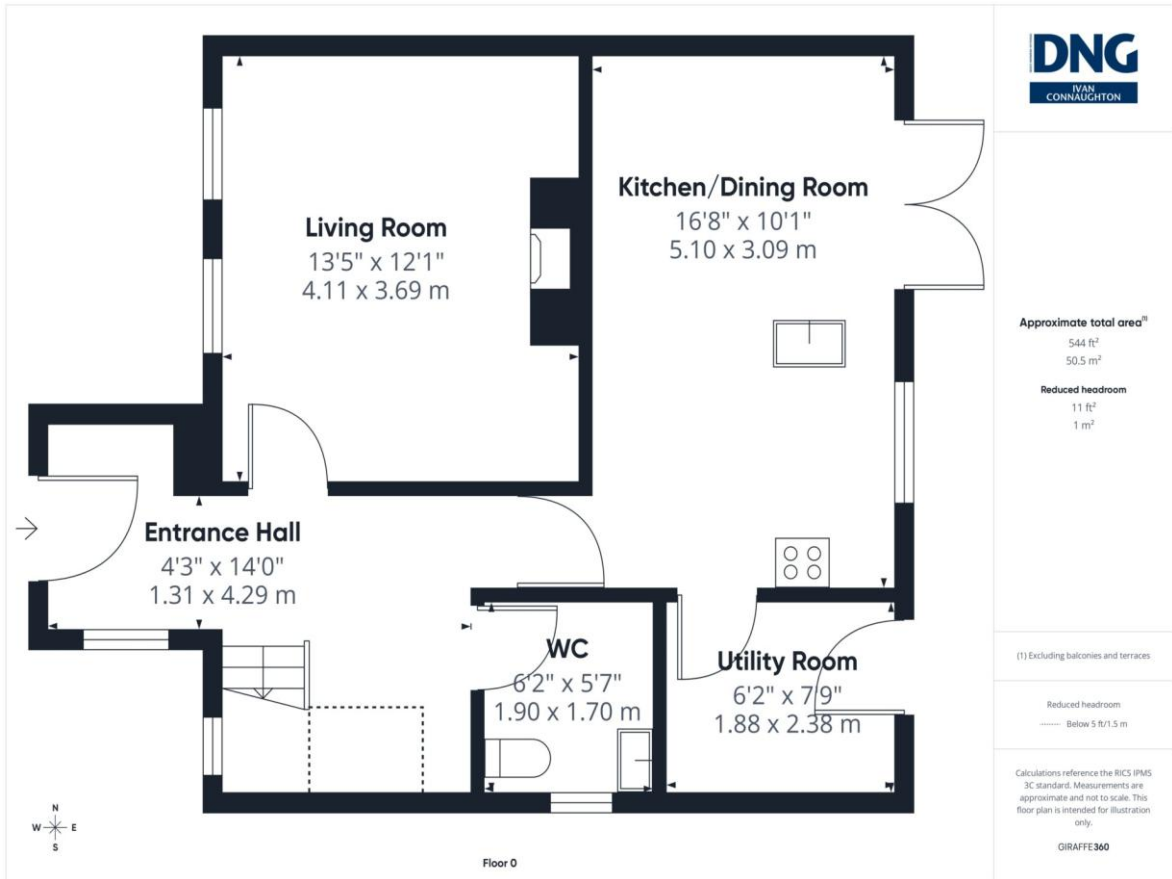


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