

For Sale

1 Oaklawn Drive, Racecourse Road,
Roscommon Town. F42 A252
Semi-Detached



BER C2



Offers in Excess of €155,000

Connaughton Auctioneers presents to market this three bedroom semi-detached residence in excellent condition, located on the Racecourse Road and within walking distance to the town centre and all amenities. This property would be an ideal starter home or investment property.

Accommodation includes Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining Room & Downstairs Toilet. First Floor: Three bedrooms & Bathroom

Viewing is highly recommended & strictly by appointment only.

**For further details & to arrange a viewing,
contact Connaughton Auctioneers on 090-6663700**

Entrance Hall

15'7" (4.75m) x 7'3" (2.21m) Door to, wooden floor, stairs to first floor

Sitting Room

12'11" (3.94m) x 12'2" (3.71m) Wooden floor, inset stove

Kitchen/ Dining Room

20'4" (6.2m) x 10'0" (3.05m) Tiled floor, fully fitted kitchen incl. fridge/freezer, sink, oven, hob, dishwasher & extractor fan

Downstairs Toilet

4'0" (1.22m) x 5'0" (1.52m) Tiled floor, toilet, wash hand basin

Landing

13'9" (4.19m) x 3'3" (0.99m) Carpet to floor

Bedroom 1

11'6" (3.51m) x 11'4" (3.45m) Wooden floor, fitted wardrobes

Bedroom 2

11'0" (3.35m) x 9'10" (3m) Wooden floor, fitted wardrobes

Bedroom 3

11'0" (3.35m) x 10'5" (3.18m) Carpet to floor, fitted wardrobes

Bathroom

8'2" (2.49m) x 5'7" (1.7m) Wooden floor, tiled walls, toilet, wash hand basin, bath with shower

OTHER FEATURES

- Three garages to rear (42 sq.m)
- Adjacent to local shop, restaurant, filling station & children`s playground
- Laid lawns to front & side
- Tarmacadamed driveway
- Oil fired central heating
- Patio to rear





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1 Oaklawn Drive, Racecourse Road, Roscommon Town, F42 A52



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Approx. floor area
 87m² / 936ft²

3
 2

42m²
 452ft²

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.

