

For Sale

Athleague Village, Co. Roscommon. F42 TE84
Detached



BER C3



Offers in Excess of €250,000

Prime five bedroom residence with a floor area of c. 1,744 sq.ft and two outbuildings c. 430 sq.ft total located in the picturesque village of Athleague and within walking distance of all amenities. The residence is in good condition throughout with potential to sub-divide into a four bedroom residence and one bedroom apartment with independent access.

Accommodation includes Ground Floor: Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, One Bedroom, Shower Room & Utility. First floor: Four Bedrooms & Bathroom,

Viewing comes highly recommended and is by appointment only.

For further details, contact Connaughton Auctioneers on 090-6663700

Ground Floor

Porch

9'11" (3.02m) x 3'11" (1.19m)

Hall

13'6" (4.11m) x 6'9" (2.06m) Hotpress (airing cupboard) off

Sitting Room

16'9" (5.11m) x 13'10" (4.22m)

Dining Room

13'11" (4.24m) x 13'1" (3.99m)

Kitchen/Breakfast Room

13'1" (3.99m) x 8'10" (2.69m)

Rear Hall

8'0" (2.44m) x 4'7" (1.4m)

Bedroom 1

18'10" (5.74m) x 9'10" (3m)

Shower Room

8'0" (2.44m) x 4'11" (1.5m)

Utility

9'7" (2.92m) x 9'4" (2.84m)

First Floor

Bedroom 2

13'11" (4.24m) x 10'2" (3.1m)

Bedroom 3

13'11" (4.24m) x 10'2" (3.1m)

Bedroom 4

10'8" (3.25m) x 10'8" (3.25m)

Bedroom 5

10'6" (3.2m) x 7'3" (2.21m)

Bathroom

8'0" (2.44m) x 6'11" (2.11m)

















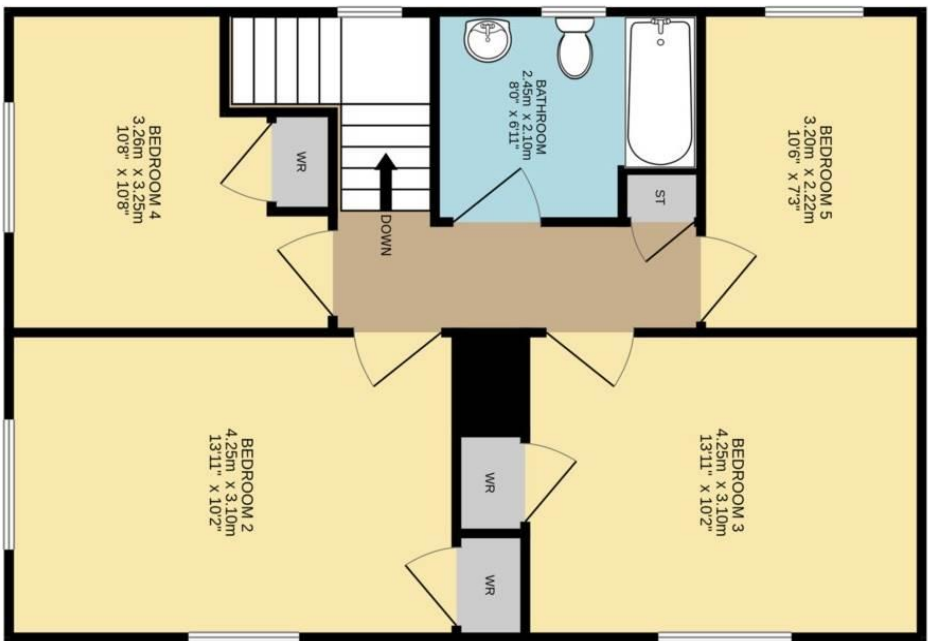


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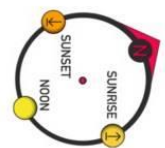




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Approx. floor area
- 
162m² / 1744ft²
- 
5
- 
3
- 
2
- 
21m²
- 
226ft²
- 
19m²
- 
204ft²

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.



Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

