

For Sale

36 Glenview, Galway Road, Roscommon Town.

F42 KP46

| Semi-Detached



BER C1



Guide Price €230,000

Connaughton Auctioneers presents to market this attractive four bedroom semi-detached residence with a floor area of c. 124 sq.m. Located in the 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 ensuite and main bathroom.

Viewing comes highly recommended & by appointment only.

For further details contact the office on 090-6663700

Reception Hall

16'1" (4.9m) x 7'6" (2.29m) Wooden floor, stairs to first floor, toilet off

Sitting Room

17'9" (5.41m) x 13'1" (3.99m) Wooden Floor, inset stove, bay window

Kitchen/Dining Room

20'4" (6.2m) x 15'9" (4.8m) Fully fitted kitchen incl. built in extractor fan, electric oven & hob, integrated fridge-freezer, tiled floor, door off to utility room, sliding patio door to rear garden

Utility

7'7" (2.31m) x 5'11" (1.8m) Tiled floor, washing machine & dryer, door off to rear

Bedroom 1 (Master)

15'5" (4.7m) x 10'10" (3.3m) Master bedroom with ensuite bathroom. wooden floor, bay window overlooking front,

Bedroom 2

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

Bedroom 3

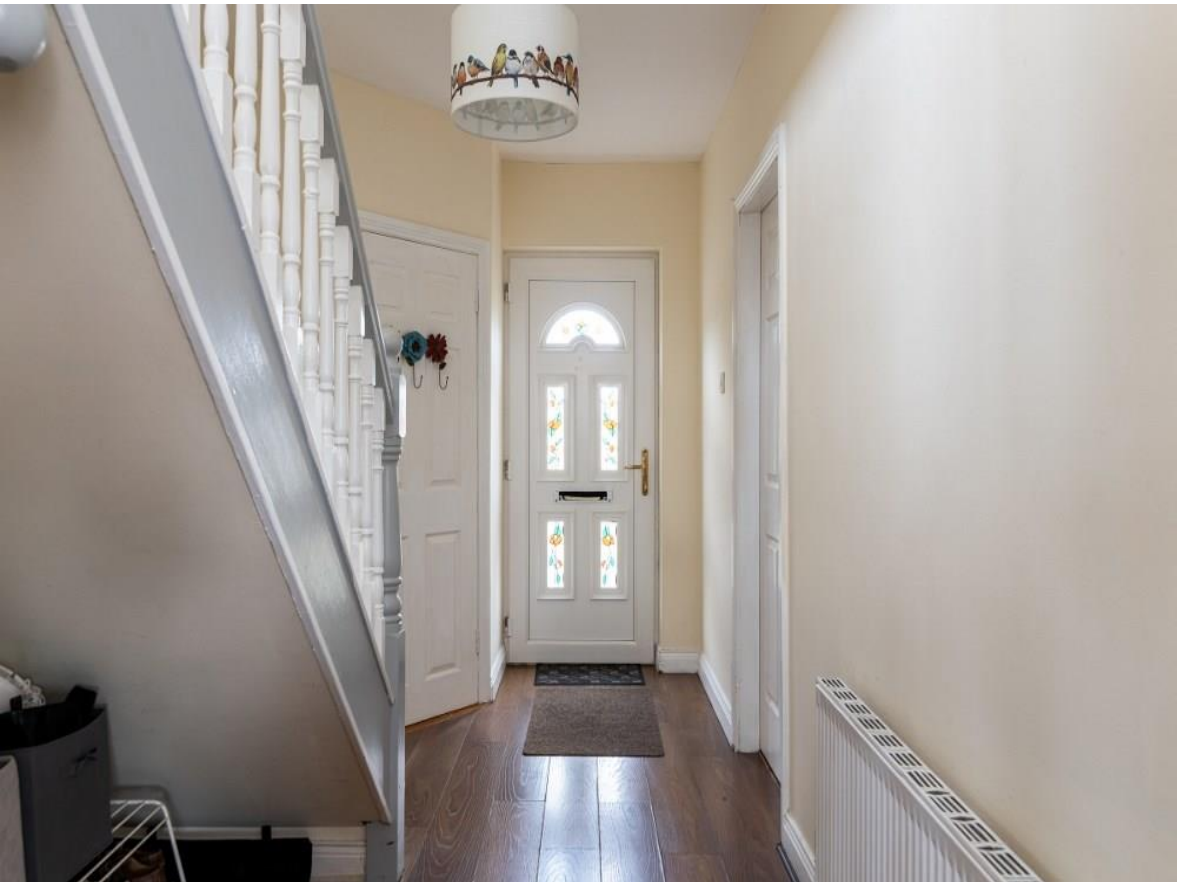
11'2" (3.4m) x 8'10" (2.69m) Wooden floor

Bedroom 4

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

Bathroom

6'11" (2.11m) x 5'7" (1.7m) Tiled Floor, part wall tiling, wash hand basin, toilet, bath & shower







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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.

