

# For Sale

25 Kilkeevan Park, Castlerea,  
Co. Roscommon. F45 KC53

| Semi-Detached



BER C2



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

Connaughton Auctioneers presents to market this three bedroom semi-detached residence with a floor area of 1,119 sq.ft. Conveniently located within walking distance of Castlerea Train Station, Secondary School and all other town centre amenities. This property would be an ideal starter home or investment property.

Accommodation includes Ground Floor: hall, sitting room, kitchen/dining room. First Floor: landing, three bedrooms including one en-suite and main bathroom.

The auctioneer invites enquiries and offers for immediate sale.

**For further details, and to arrange a viewing, contact the office on 090-6663700**

## **Hall**

15'8" (4.78m) x 5'10" (1.78m) Door to, tiled floor, carpeted stairs to first floor, W.C off (5'10" x 2'4")

## **Sitting Room**

15'3" (4.65m) x 13'5" (4.09m) Wooden floor, inset stove, coving

## **Kitchen/Dining Room**

20'0" (6.1m) x 13'1" (3.99m) Tiled floor, fully fitted kitchen incl. electric oven & hob, extractor fan, fridge-freezer, washing machine, dishwasher, double doors to rear

## **Bedroom 1**

12'9" (3.89m) x 12'2" (3.71m) Carpet to floor, fitted wardrobe & desk/vanity

## **Bedroom 2**

12'8" (3.86m) x 10'2" (3.1m) Carpet to floor, fitted wardrobes & desk/vanity, En-suite off (6'8" x 4'7")

## **Bedroom 3**

9'10" (3m) x 9'0" (2.74m) Carpet to floor, fitted wardrobe

## **Bathroom**

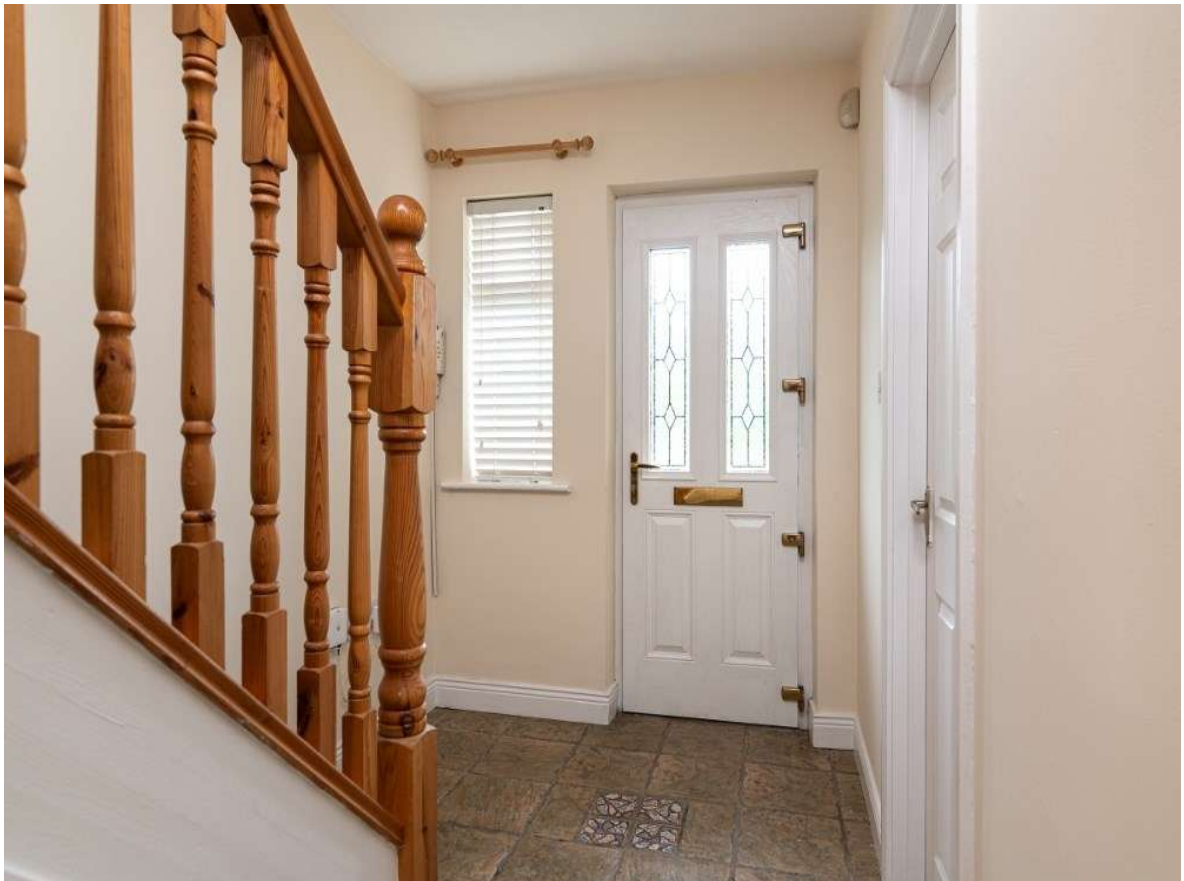
6'10" (2.08m) x 6'7" (2.01m) Fully tiled, wash hand basin, toilet. bath, shower

## **OTHER FEATURES**

- Walking distance to Train Station and all town amenities
- Tarmacadamed driveway
- Shed to rear
- Oil fired central heating
- Enclosed garden to rear
- Ready for immediate occupancy









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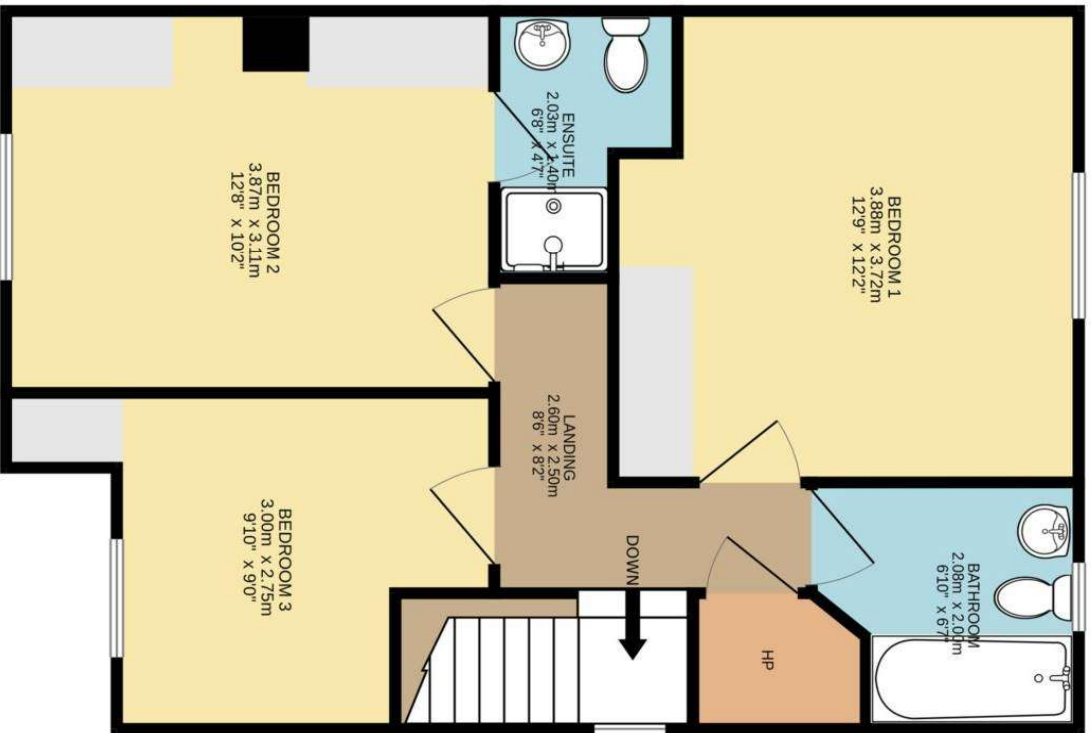
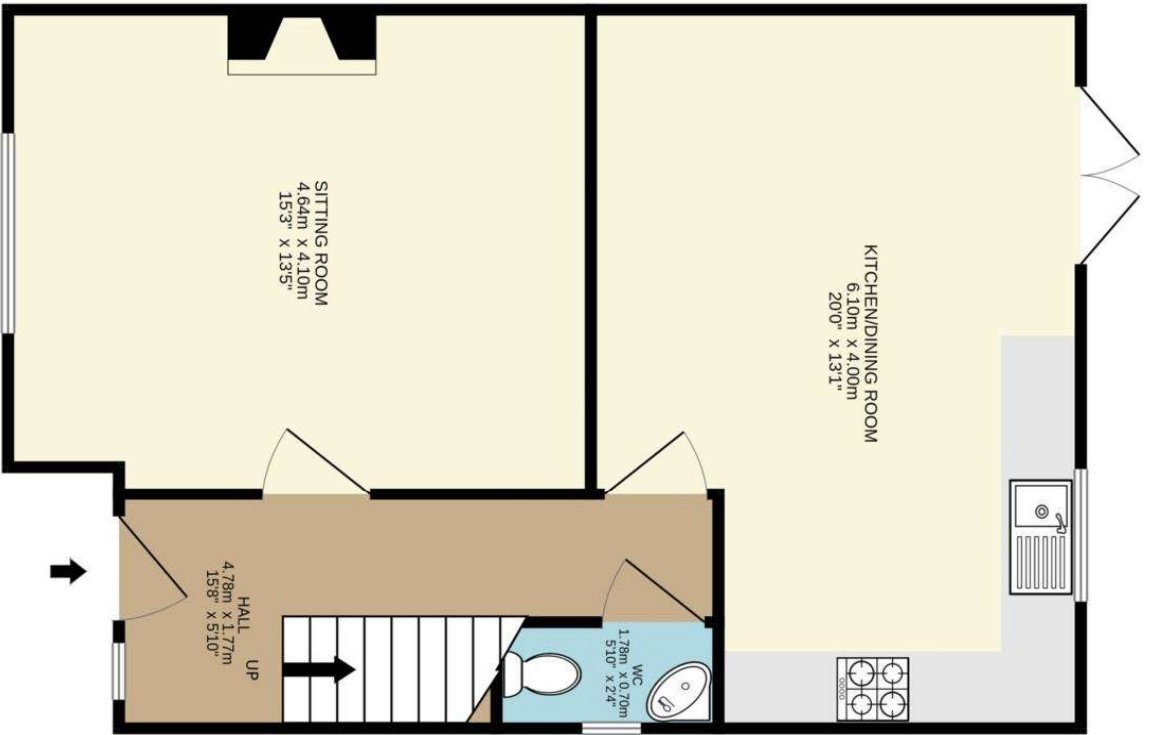












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Approx. floor area  
104m<sup>2</sup> / 1119ft<sup>2</sup>



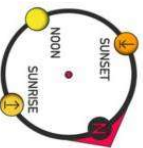
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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.



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