

For Sale

5 The Paddock, Athleague, Co. Roscommon. F42 TD42
| Semi-Detached



BER B3



Price Region: Offers in Excess of €185,000

Attractive three bedroom semi-detached residence in excellent condition with a floor area of c. 1,270 sq.ft The residence is located in a much sought after area and within walking distance of church, shops, pubs, restaurant and all amenities.

Accommodation includes Ground Floor: Hall, sitting room, kitchen/dining room, utility & W.C. First Floor: Three bedrooms in all with one en-suite and main bathroom

Viewing comes highly recommended.

For further details or to arrange a viewing, contact our office on 090-6663700

Hall

16'1" (4.9m) x 6'11" (2.11m)

Sitting Room

17'8" (5.38m) x 12'0" (3.66m)

Kitchen/Dining Room

19'3" (5.87m) x 14'4" (4.37m)

Utility

7'1" (2.16m) x 5'1" (1.55m)

Downstairs W.C

5'1" (1.55m) x 4'6" (1.37m)

Bedroom 1

12'0" (3.66m) x 12'0" (3.66m) En-Suite off (6'11" x 5'2")

Bedroom 2

14'10" (4.52m) x 9'5" (2.87m)

Bedroom 3

11'3" (3.43m) x 9'5" (2.87m)

Main Bathroom

9'5" (2.87m) x 5'6" (1.68m)

OTHER FEATURES

- Laid lawns to front & rear
- Enclosed garden to rear
- Driveway to front tarmacadamed
- Oil fired central heating
- Viewing highly recommended
- Prime location









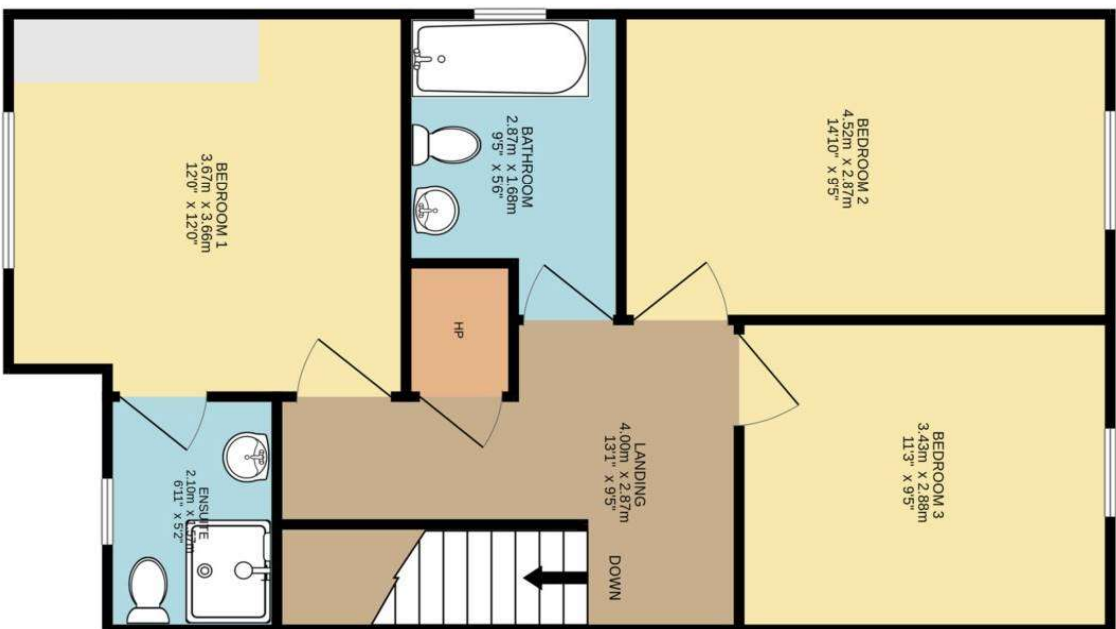
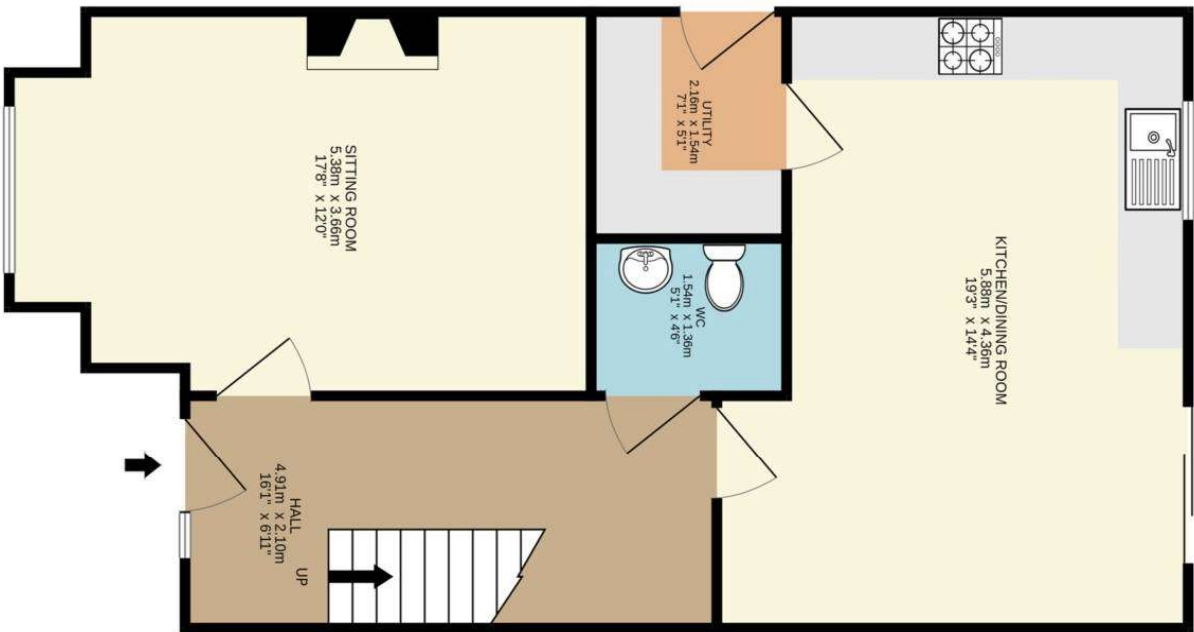






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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

