

# For Sale

Funshinagh (Madden), Mount Talbot,  
Co. Roscommon. F42 WK38  
| Cottage



## Price Region: Offers in Excess of €120,000

Charming two bedroom cottage with a floor area of c. 1,012 sq.ft and garage to rear c. 430 sq.ft altogether standing on c. 0.57 Acres with unrivalled views of the surrounding countryside.

Accommodation includes hall, sitting room, living room, kitchen/dining room, two bedrooms and main bathroom

Viewing comes highly recommended

**For further details, and to arrange a viewing, call our office on 090-6663700**

## **Hallway**

18'2" (5.54m) x 3'5" (1.04m)

## **Sitting Room**

16'7" (5.05m) x 12'4" (3.76m)

## **Living Room**

16'9" (5.11m) x 9'2" (2.79m)

## **Kitchen/Dining Room**

21'1" (6.43m) x 16'9" (5.11m)

## **Bedroom 1**

8'8" (2.64m) x 8'2" (2.49m)

## **Bedroom 2**

8'10" (2.69m) x 7'7" (2.31m)

## **Bathroom**

11'11" (3.63m) x 6'7" (2.01m)

## **OTHER FEATURES**

- Prime location
- Residence c. 1,012 sq.ft Garage c. 430 sq.ft
- Site area c. 0.57 Acres
- Solid fuel stove (assists heating)
- Unrivalled views of countryside
- Convenient to Ballinasloe, Athlone & Roscommon Town





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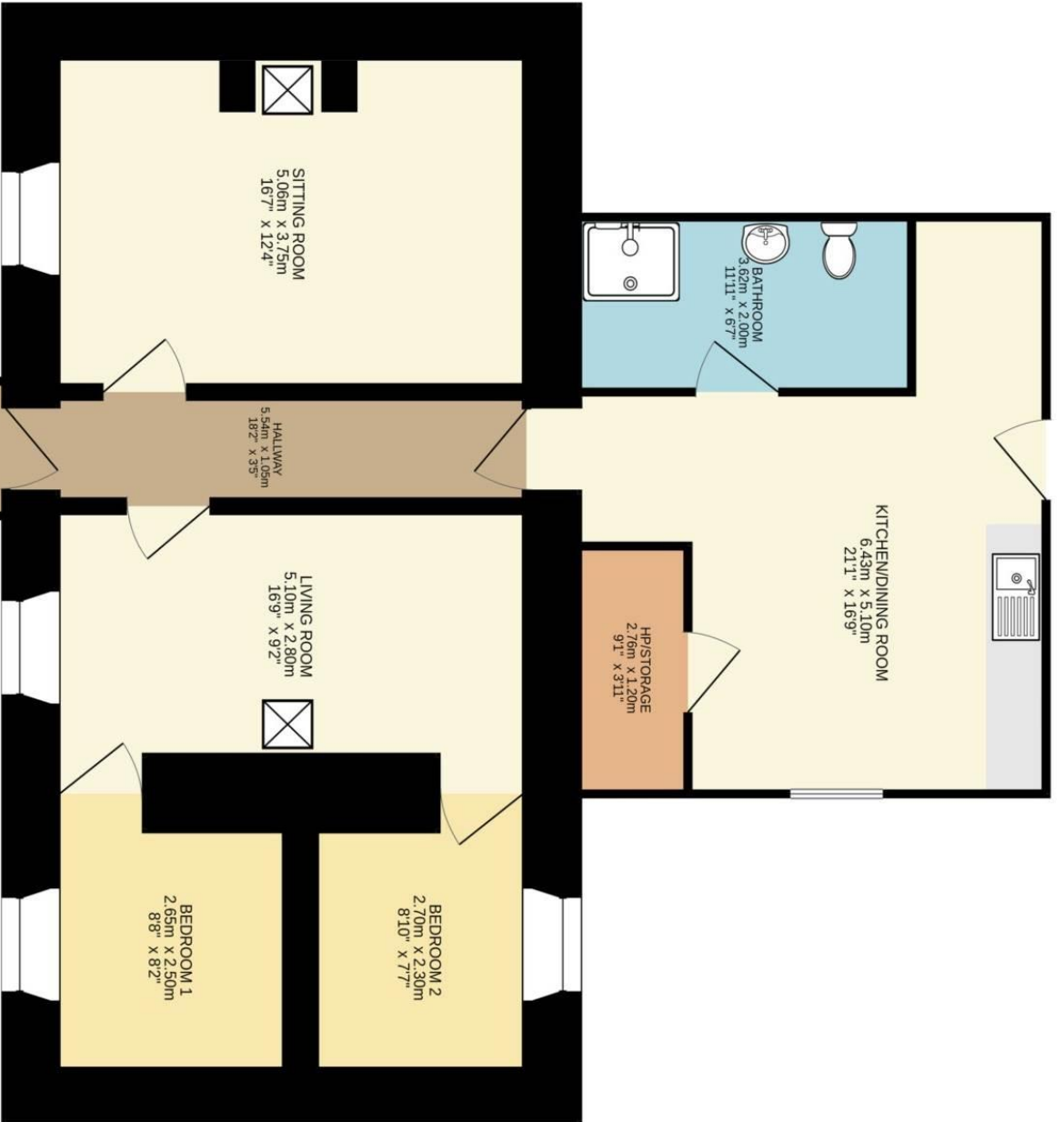
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Funchainagh, Mount Talbot, Co. Roscommon F42 WK38

Approx. floor area  
94m<sup>2</sup> / 1012ft<sup>2</sup>

