

For Sale

Ballyboughan (Ballybride),
Roscommon Town. F42 XN63

Residence on c. 0.94 Acres



BER C1



Price Region: Offers in Excess of €425,000

Very attractive five bedroom detached residence in excellent condition throughout, with a floor area of approx 2,454 sq.ft with garage to rear altogether standing on c. 0.94 Acres of private mature grounds and located just a short distance from Roscommon Town. Boasting spacious living accommodation throughout, viewing comes highly recommended.

Accommodation includes Ground Floor: entrance hall, sitting room, kitchen/dining room, utility, W.C. three bedrooms with one en-suite. main bathroom. First Floor: linen room, two bedrooms, both having en-suite and walk-in-wardrobe.

For further details and to arrange a viewing. Contact the office on 090-6663700

Entrance Hall

26'5" (8.05m) x 25'7" (7.8m)

Sitting Room

14'3" (4.34m) x 12'11" (3.94m)

Kitchen/Dining Room

25'4" (7.72m) x 13'1" (3.99m)

Utility

8'1" (2.46m) x 4'11" (1.5m)

W.C.

8'1" (2.46m) x 3'6" (1.07m)

Bedroom 1

14'8" (4.47m) x 14'4" (4.37m) En-suite off

Bedroom 2

12'10" (3.91m) x 11'6" (3.51m)

Bedroom 3

11'6" (3.51m) x 11'3" (3.43m)

Main Bathroom

11'6" (3.51m) x 10'3" (3.12m)

Bedroom 4

19'11" (6.07m) x 19'1" (5.82m) En-suite, Walk-in-wardrobe off

Bedroom 5

23'11" (7.29m) x 19'1" (5.82m) En-suite, W.C. Walk-In-Wardrobe off

Linen Room

8'6" (2.59m) x 3'3" (0.99m)

OTHER FEATURES

- Living space c. 2,454 sq.ft
- Detached garage c. 355 sq.ft Garden shed c. 139 sq.ft
- Patio to side off kitchen/dining room
- Mature private grounds, overall area c. 0.94 acres
- Driveway kerbed & stoned, extends to rear
- Oil fired central heating
- Ideal family home due to size, condition & location
- Viewing strictly by appointment with the auctioneer



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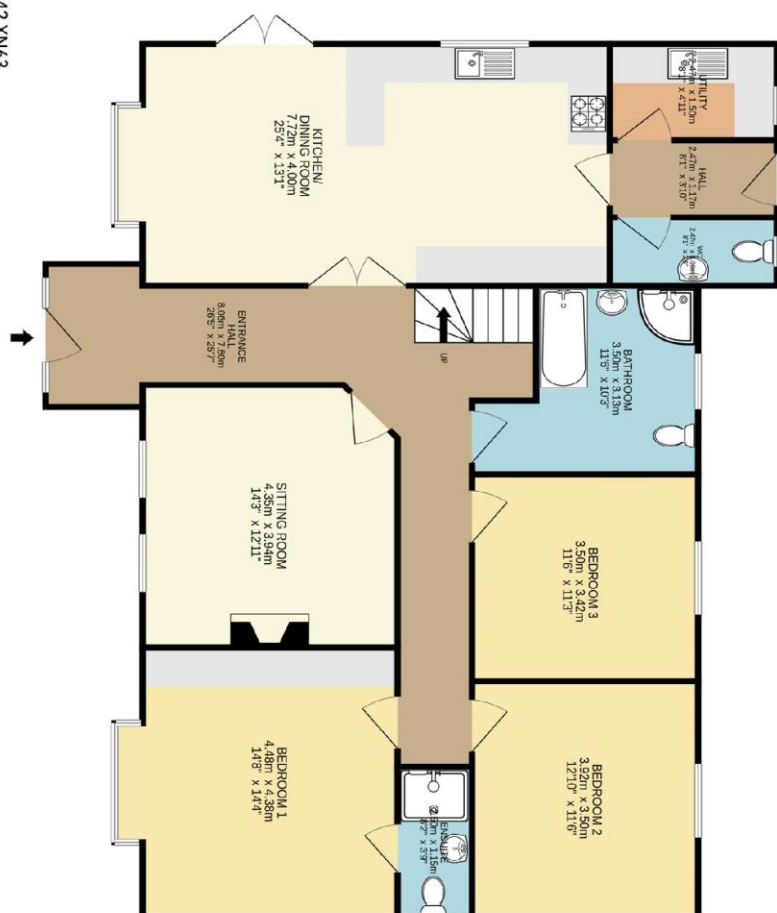
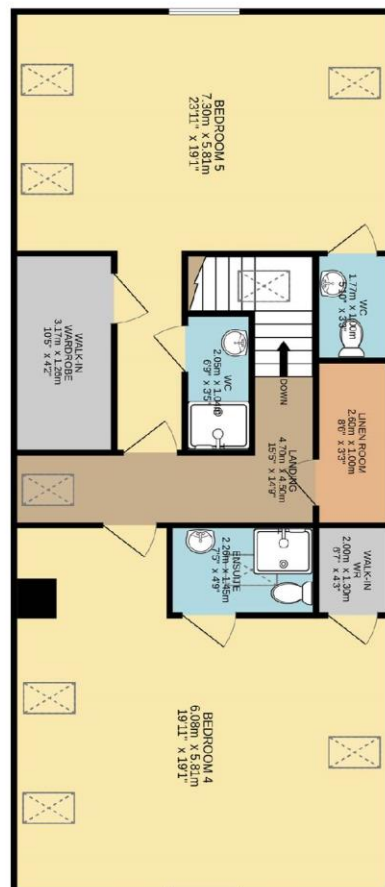
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Ballyboughan, Co. Roscommon F42 XN63

Approx. floor area
228m² / 2454ft²

5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

13m² 139ft² 33m² 355ft²

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.

