

# For Sale

13 The Paddock, Athleague, Co. Roscommon

F42 YN63

| *Detached*



BER C1



## Price Region: Offers in Excess of €250,000

Luxurious five bedroom detached two-storey residence in showhouse condition throughout and an internal floor area of c. 1,797 sq. ft. Located to front of much sought after residential development and within walking distance of all amenities, viewing comes highly recommended.

Accommodation includes Ground Floor: entrance hall, living room, kitchen/diner, utility, sunroom, bedroom/home office. First Floor four no. bedrooms with one en-suite & walk-in-wardrobe and main bathroom.

Viewing is strictly by appointment only.

**For further details, contact DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

17'3" (5.26m) x 6'7" (2.01m) Door to, stairs to first floor (carpeted), tiled floor

**Living Room**

20'4" (6.2m) x 14'6" (4.42m) Wooden floor, bay window to front, centre light, feature inset stove with fireplace outset, double doors to kitchen/diner

**Kitchen/Diner**

21'6" (6.55m) x 11'11" (3.63m) Fully fitted kitchen units, centre island with breakfast counter, worktop, double doors to living room and conservatory

**Utility**

8'9" (2.67m) x 6'2" (1.88m) Fitted units, tiled floor, door to side, W.C. off, toilet, wash hand basin, tiled floor, part wall tiling, cupboard off - door to

**Conservatory**

12'9" (3.89m) x 8'9" (2.67m) Wooden floor, sliding door to rear

**Bedroom Five/Home Office**

11'10" (3.61m) x 8'9" (2.67m) Wooden floor

**Landing**

13'1" (3.99m) x 7'0" (2.13m) Carpet to floor, hotpress (airing cupboard) off

**Bedroom One**

15'3" (4.65m) x 11'5" (3.48m) Carpet to floor, en-suite off 7'10" x 3'7", toilet, wash hand basin, shower, fully tiled, walk in wardrobe off 11'11" x 9'7", wooden floor, shelving

**Bedroom Two**

11'5" (3.48m) x 9'7" (2.92m) Wooden floor

**Bedroom Three**

11'4" (3.45m) x 9'9" (2.97m) Wooden floor

**Bedroom Four**

13'1" (3.99m) x 8'8" (2.64m) Wooden floor

**Bathroom**

8'0" (2.44m) x 6'3" (1.91m) Toilet, wash hand basin, bath, part wall tiling

**OTHER FEATURES**

- Oil Fired Central Heating
- Alarm System
- Enclosed Garden to Rear with Garden Shed and Patio Area
- Tarmacadamed Drive to Front with Garden Adjacent































13 The Paddock, Athleague, Co. Roscommon. F42 YN63

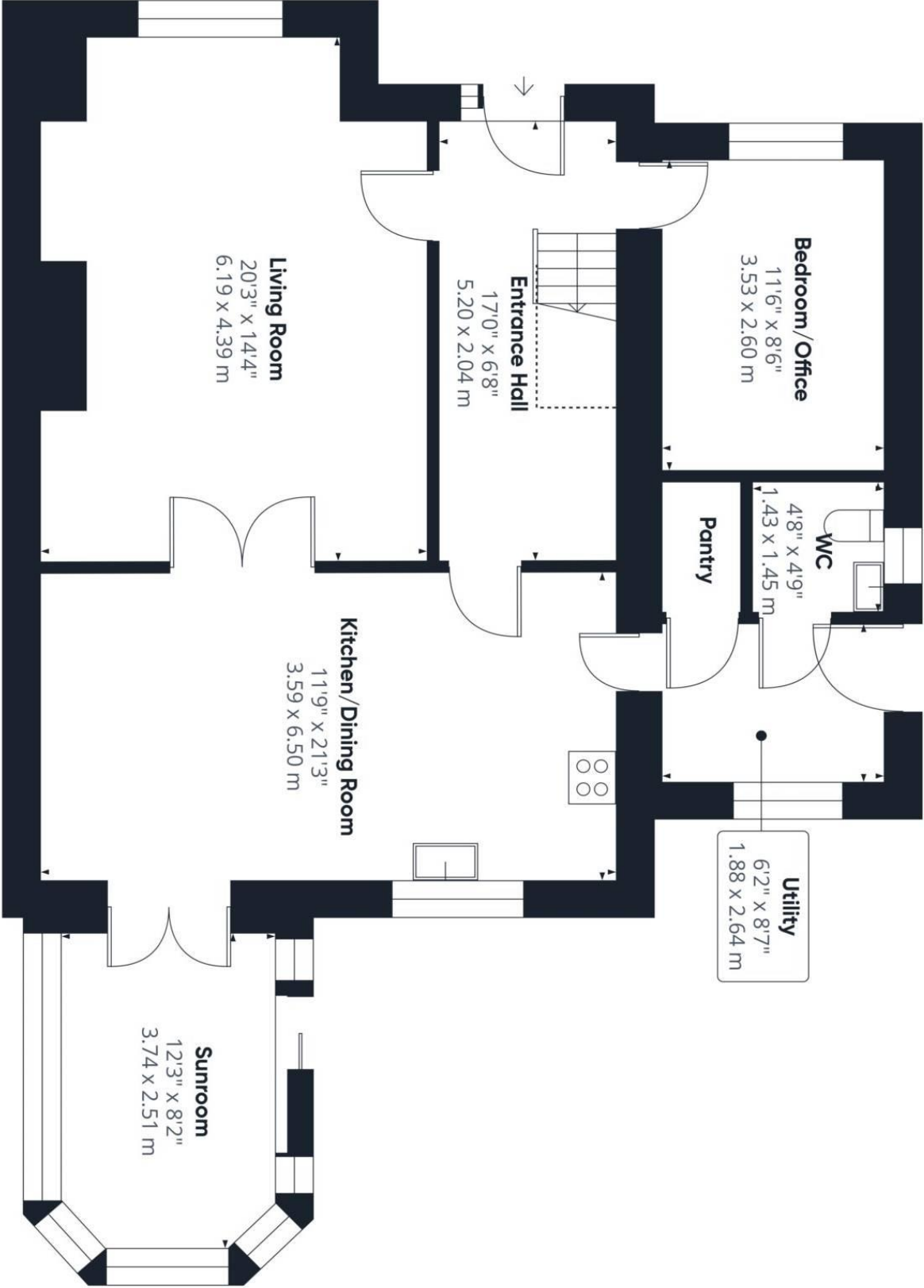












Floor 0

Approximate total area<sup>(1)</sup>

942 ft<sup>2</sup>  
87.5 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Floor 1



**Approximate total area<sup>m</sup>**

704 ft<sup>2</sup>  
65.4 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360