

For Sale

102 Abbeyville, Galway Road,
Roscommon Town, F42 K061
4 Bedrooms| Semi-Detached



FINAL OFFERS BY 2PM ON THURSDAY 7TH JULY 2022

Offers After: €195,000

Attractive four bedroom semi-detached residence in showhouse condition boasting spacious living accommodation throughout, located in much sought after area, close to Roscommon Town Centre within walking distance to schools, church, railway station, town centre and all amenities.

Accommodation includes Ground Floor: hall, W.C., sitting room, dining room, kitchen/diner, utility, First Floor: three double bedrooms with one en-suite, one single bedroom and bathroom. The residence is an ideal family home due to size and location, overlooking large open space to front.

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

Hall

19'2" (5.84m) x 6'7" (2.01m) Doorway to, wooden floor, carpeted stairs to first floor with storage under, W.C. off 5'6" x 4'11", toilet, wash hand basin

Sitting Room

16'9" (5.11m) x 13'10" (4.22m) Feature fireplace with gas fire, wooden floor, bay window to front, double doors to dining room, window blinds

Dining Room

13'5" (4.09m) x 9'6" (2.9m) Wooden floor, door to rear, double doors to sitting room

Kitchen/Dining Room

13'7" (4.14m) x 10'10" (3.3m) Fully fitted kitchen including built in cooker, extractor fan, dishwasher, fridge freezer

Utility

10'10" (3.3m) x 5'5" (1.65m) Fitted units, built in washing machine & dryer, door to rear, gas indoor boiler

Landing

Wooden floor, hotpress (airing cupboard) off

Bedroom One

12'2" (3.71m) x 11'0" (3.35m) Wooden floor, built in wardrobe, bay window to front, en-suite off 5'11" x 4'9", toilet, wash hand basin, shower, tiled

Bedroom Two

13'0" (3.96m) x 9'8" (2.95m) Wooden floor, built in wardrobe

Bedroom Three

10'10" (3.3m) x 8'0" (2.44m) Wooden floor

Bedroom Four

10'2" (3.1m) x 8'6" (2.59m) Wooden floor, built in wardrobe

Bathroom

7'1" (2.16m) x 6'5" (1.96m) Toilet, wash hand basin, bath, tiled, heated towel rail

OTHER FEATURES

- Gas Fired Central Heating
- Ground Floor W.C.
- Under Stair Storage
- Wired for Alarm
- Cobblelocking to Front Driveway (Ample Space for Parking)
- Laid Lawn to Front
- Large Garden to Rear
- BER C2
- c. 1325 sq ft



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