

For Sale

Old School House, Ballyforan Village,
Co. Roscommon. H53 H6N3
6 Bedrooms| Detached

BER D1



Price Region: Offers Excess €175,000

Very attractive six bedroom two storey residence in excellent condition located in much sought after area within walking distance of church, post office, shop and pub, convenient to Athlone, Ballinasloe and Roscommon. Boasting spacious living accommodation throughout, this property is priced to sell and the auctioneer invites enquiries and offers for immediate sale.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining/living room, bedroom/office, bathroom, First Floor: bedrooms five in all and bathroom.

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

Reception Hallway

19'6" (5.94m) x 6'5" (1.96m) Upvc doorway to, wooden floor, stairs to first floor

Sitting Room

13'7" (4.14m) x 10'0" (3.05m) Coving

Kitchen/Dining/Living Room

18'10" (5.74m) x 14'8" (4.47m) Open plan, fully fitted kitchen including built in cooker, hob, extractor fan, washing machine, solid fuel Stanley stove and open fireplace adjacent (both assist heating), feature wooden ceiling, tiled/wooden floor, door to rear

Bedroom One/Office

8'5" (2.57m) x 7'10" (2.39m) Carpeted

Bathroom One

7'6" (2.29m) x 5'5" (1.65m) Toilet, wash hand basin, shower, fully tiled

Landing

12'6" (3.81m) x 6'3" (1.91m) Carpeted, hotpress (airing cupboard) off, Stira stairs to attic

Bedroom Two

8'10" (2.69m) x 8'3" (2.51m) Wooden Floor

Bedroom Three

12'3" (3.73m) x 10'5" (3.18m) Wooden Floor

Bedroom Four

12'6" (3.81m) x 7'5" (2.26m) Wooden Floor

Bedroom Five

12'1" (3.68m) x 10'10" (3.3m) Wooden Floor

Bedroom Six

12'0" (3.66m) x 8'6" (2.59m) Wooden Floor

Bathroom Two

6'6" (1.98m) x 5'7" (1.7m) Toilet, wash hand basin, bath, wall tiling

OTHER FEATURES

- Double Garage to Rear: Open Garage 18' x 10'. Enclosed Garage 24' x 18' - double doors to
- Laid lawn to front
- Driveway stoned, extends to rear
- Block wall to front, side & rear
- Traditional stone wall to church boundary
- Dual heating - oil & solid fuel



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3
Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



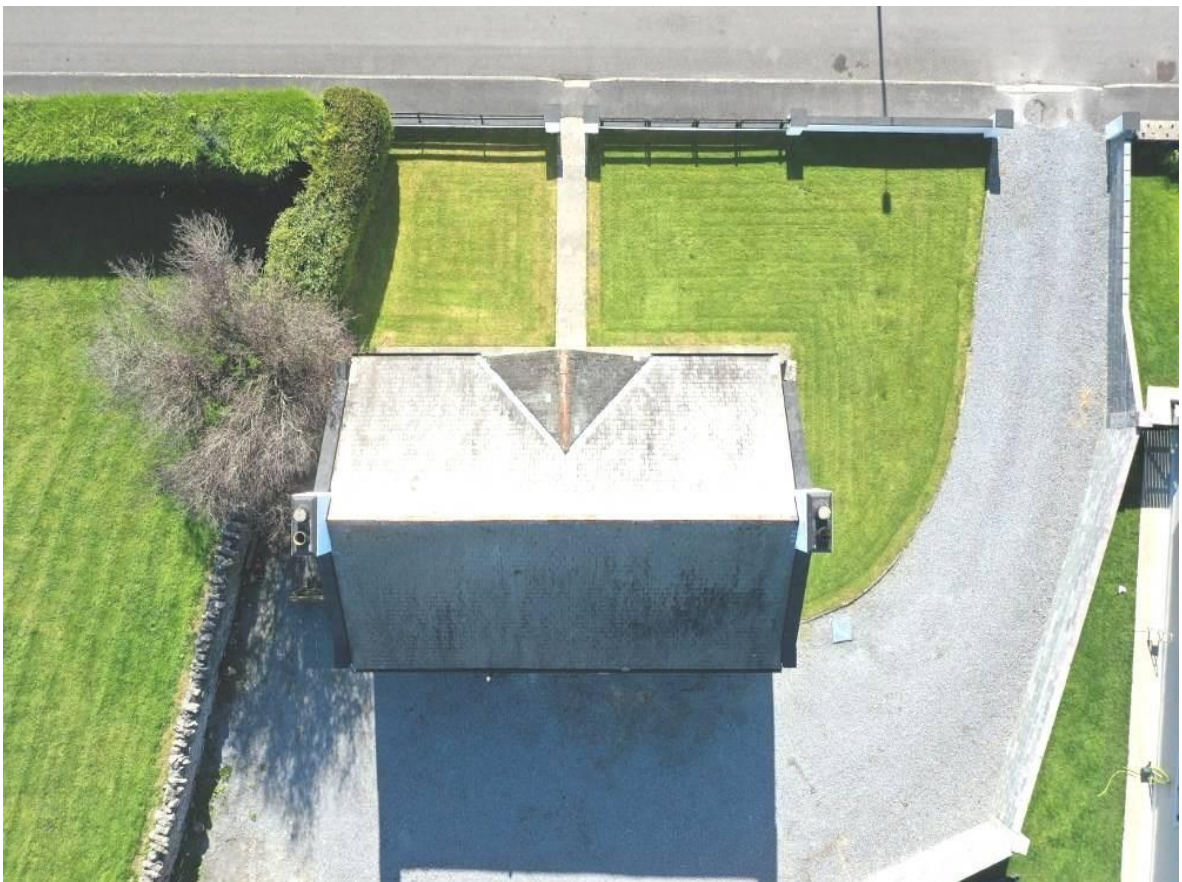
Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



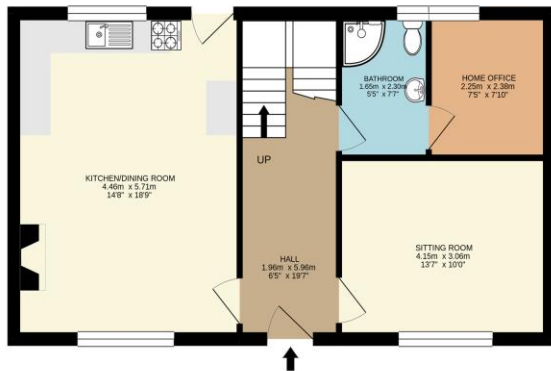
Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



Old School House, Ballyforan Village, Ballyforan, H53 H6N3



5 2 40m² / 430ft²

Approx. total internal floor area 133m² / 1432ft²

Old School House, Ballyforan Village, Co. Roscommon

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie