For Sale

38 The Spinney, Abbeytown,
Roscommon Town. F42 X376



Price: Offers Excess €350,000

DNG Ivan Connaughton are delighted to present to market this superb five bedroom detached family residence situated at No. 38 The Spinney, Roscommon Town, Co. Roscommon, F42 X376.

Occupying a prime position within one of Roscommon Town`s most established and sought-after residential developments, this impressive home offers spacious, bright and well-proportioned accommodation throughout. The property is ideally suited to modern family living, benefiting from one ground floor bedroom and four first floor bedrooms,

The welcoming entrance hallway leads to a spacious sitting room featuring a bay window and attractive fireplace, while the bright kitchen adjoins a separate dining room, providing an ideal layout for both everyday family life and entertaining. A utility room with rear access adds practicality, while a fully tiled wet room and a ground floor bedroom offer excellent flexibility for guests, home working or those requiring ground floor accommodation.

PSRA **Licence No. 004422**

Office: Main Street, Athleague, Co. Roscommon. F42 TW70
Tel: 090-6663700
Email: info@dngivanconnaughton.ie

The first floor comprises four bedrooms, including an impressive principal bedroom complete with en-suite shower room and walk-in wardrobe, together with a large family bathroom.

Externally, the property enjoys off street parking to the front together with a private, fully enclosed rear garden, complemented by a generous paved patio area, creating an ideal space for outdoor dining, entertaining and children`s play.

The property further benefits from an impressive range of modern energy-efficient upgrades including 21 newly installed solar panels, a 9kW battery storage system, an automatic changeover system providing uninterrupted power in the event of a mains electricity outage, an electric vehicle charging point, and a Wi-Fi enabled immersion control, allowing convenient remote management of hot water. These valuable additions significantly enhance the home`s efficiency, convenience and future-proof appeal.

The Spinney is one of Roscommon Town`s most desirable residential developments, ideally positioned within walking distance of the town centre and an excellent range of amenities including primary and secondary schools, supermarkets, cafés, restaurants, The Abbey Hotel, Roscommon Train Station, Roscommon University Hospital, Roscommon Leisure Centre and a host of local sporting facilities. Excellent road and rail links provide convenient access to Athlone, Galway, Sligo and Dublin.

No. 38 The Spinney represents an outstanding opportunity to acquire a quality detached family home in the heart of Roscommon Town.

Viewing is highly recommended.

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

OTHER FEATURES

- 21 newly installed solar panels with 9kW battery storage system
- Automatic mains power changeover during power outages
- Electric vehicle charging point
- Wi-Fi enabled immersion switch
- Fully enclosed rear garden with large patio area
- Principal bedroom with en-suite and walk-in wardrobe
- One ground floor bedroom ideal for guests or home office
- Utility room with separate rear access
- Highly sought-after residential location in Roscommon Town
- Oil fired central heating

























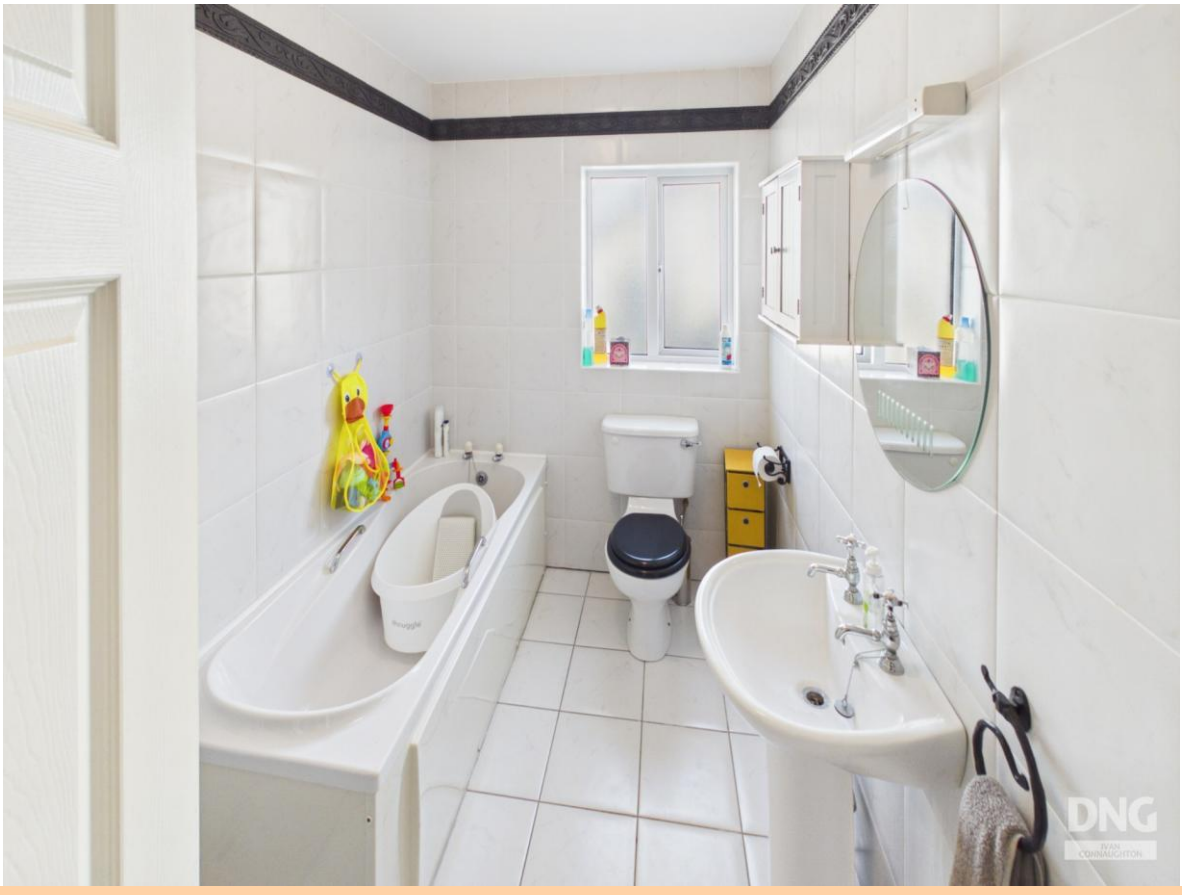














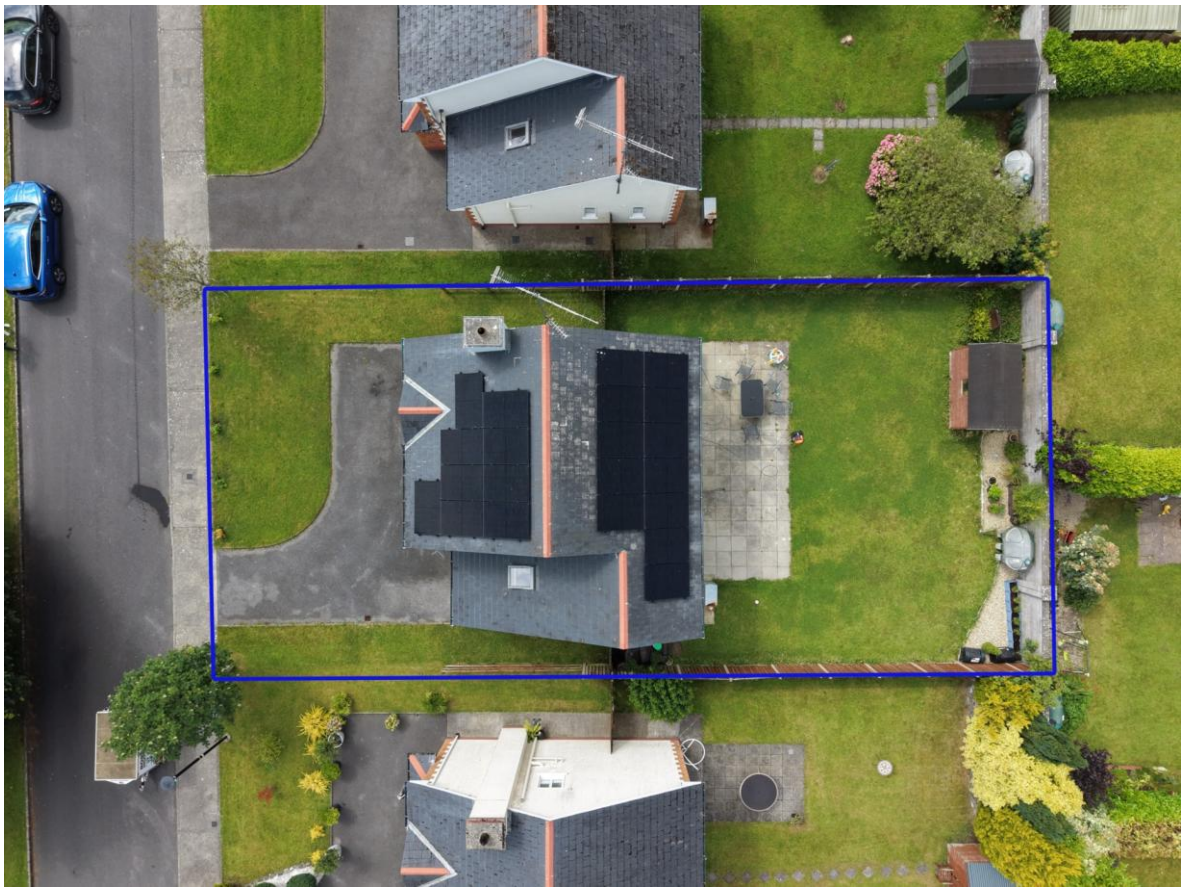


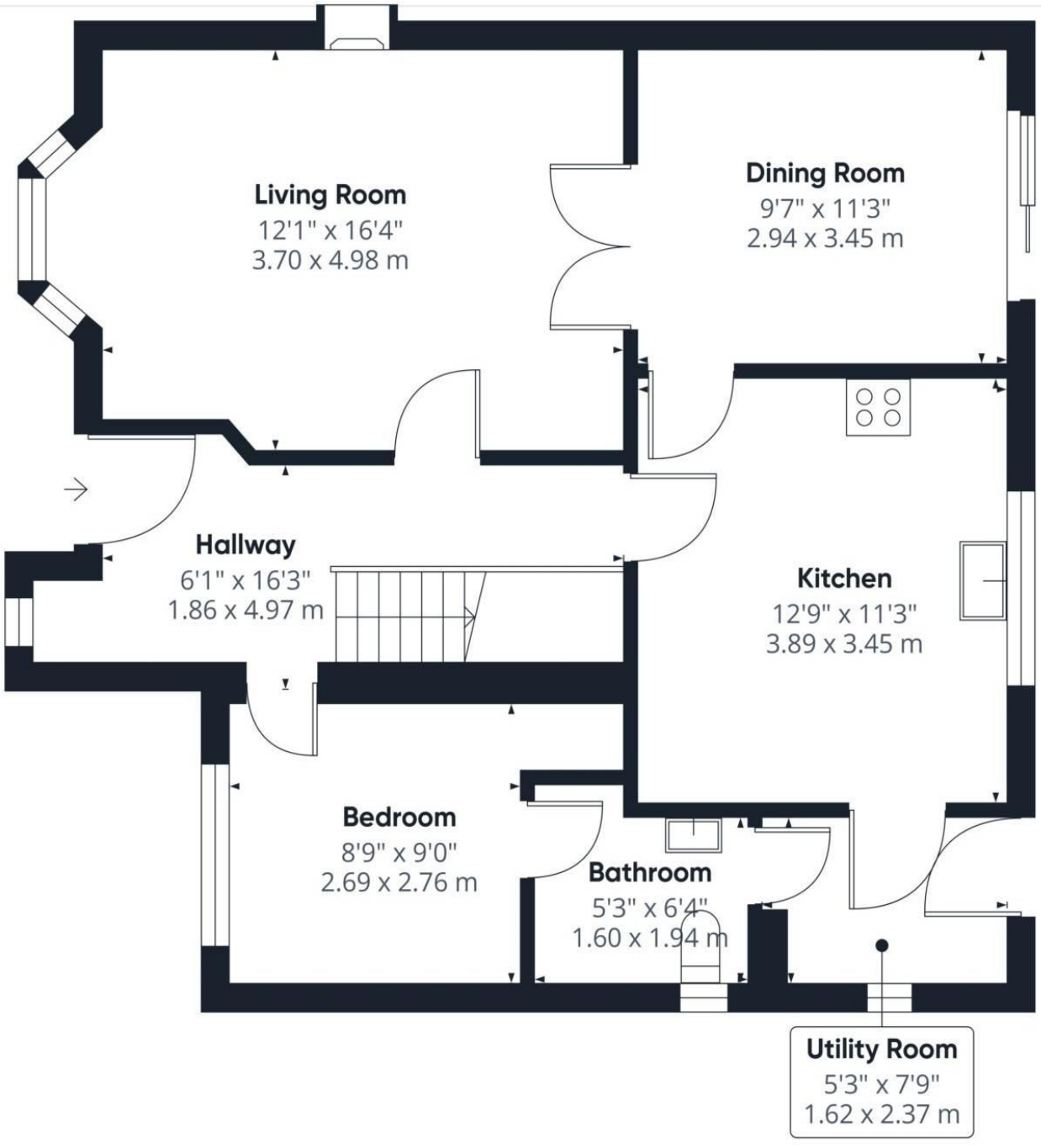

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Floor 0 Building 1

DNG IVAN CONNAUGHTON

Approximate total area(1)

739 ft²

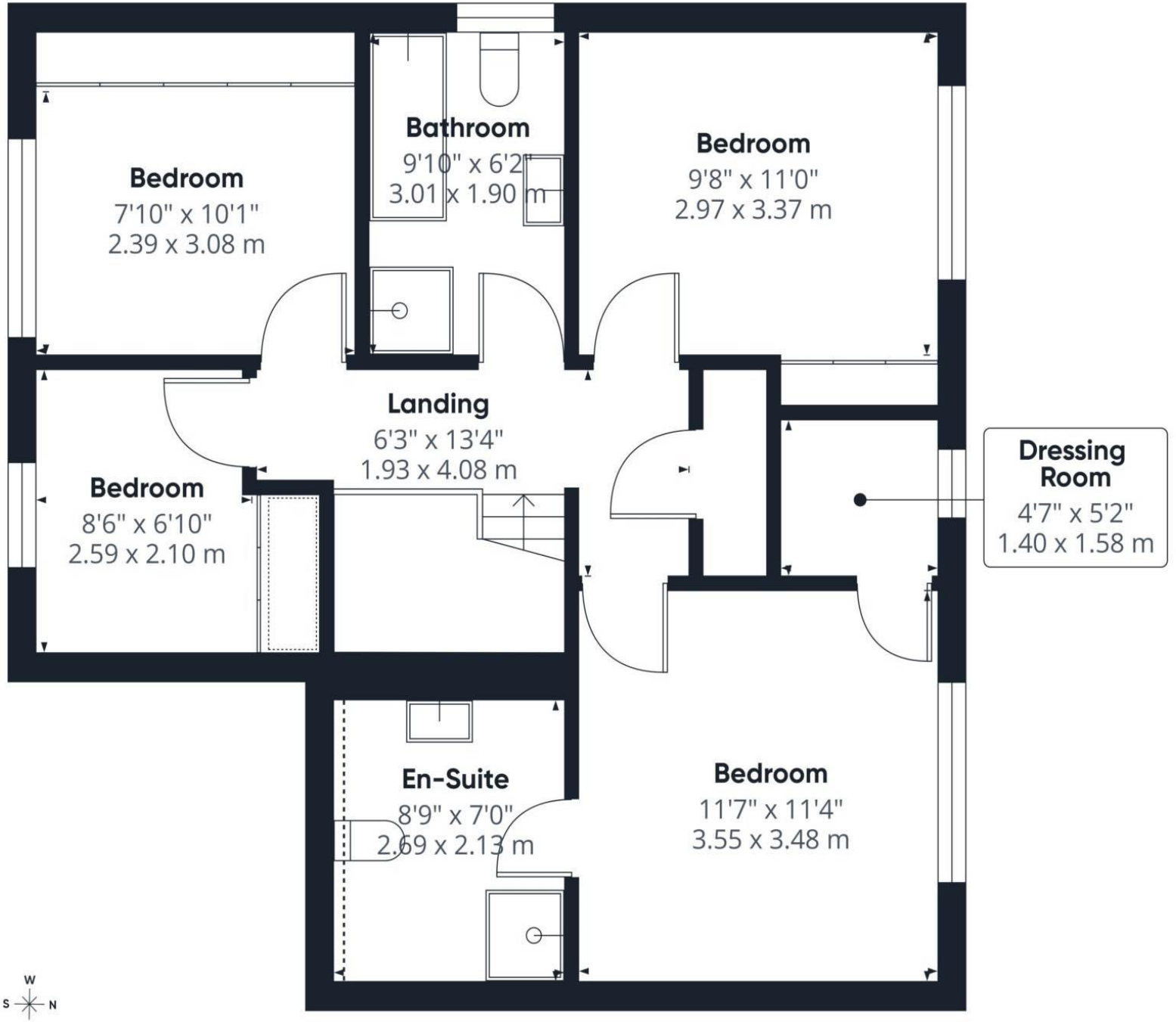
68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

38 The Spinney, Roscommon Town. F42 X376



Floor 1 Building 1

DNG IVAN CONNAUGHTON

Approximate total area(1)

632 ft²

58.8 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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