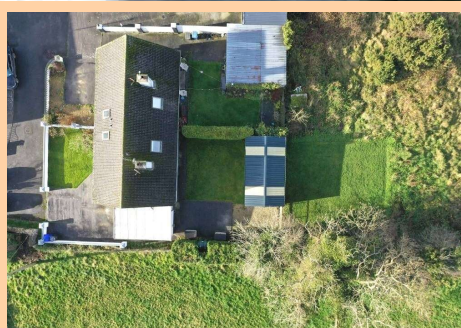


For Sale

5 Ashbrook Avenue, Ballyforan
Co. Roscommon. H53 K2D6
4 Bedroomsl Semi-Detached



Offers in Excess of €110,000

Very attractive four bedroom semi-detached residence in pristine condition throughout located in much sought after area within in walking distance of all amenities and convenient to Athlone, Roscommon Town and Ballinasloe.

Accommodation includes Ground Floor: porch to front, reception hallway, bedroom/office, sitting room, dining/living room, kitchen, utility, First Floor: bedrooms three in all and bathroom.

Viewing comes highly recommended and is strictly by appointment with the auctioneer.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated.**



Porch to Front

8'6" (2.59m) x 4'0" (1.22m) Sliding door to, tiled floor

Reception Hallway

11'0" (3.35m) x 6'3" (1.91m) Upvc doorway to, wooden floor, stairs to first floor

Bedroom One/Office

11'1" (3.38m) x 8'4" (2.54m) Wooden Floor



Sitting Room

14'0" (4.27m) x 11'8" (3.56m) Open fireplace, wooden floor, coving, centre rose

Dining/Living Room

13'8" (4.17m) x 11'8" (3.56m) Feature solid fuel stove (assists heating), tiled floor, coving, centre rose, open plan with kitchen, fitted display cabinet



Kitchen

8'3" (2.51m) x 8'3" (2.51m) Fully fitted kitchen including built in cooker, gas hob, extractor fan, fridge freezer, coving

Utility

16'5" (5m) x 10'4" (3.15m) Incorporating W.C. (wash hand basin, toilet), tiled floor, fridge freezer, door to front and rear, indoor Warmflow boiler

Landing

8'6" (2.59m) x 3'0" (0.91m) Carpeted, hotpress (airing cupboard) off

Bedroom Two

11'3" (3.43m) x 9'10" (3m) Wooden Floor

Bedroom Three

10'5" (3.18m) x 9'8" (2.95m) Wooden Floor

Bedroom Four

11'0" (3.35m) x 9'7" (2.92m) Wooden Floor

Bathroom

9'4" (2.84m) x 5'9" (1.75m) Toilet, wash hand basin, bath, shower seperate, wooden floor, Wainscotting to wall, part wall tiling around shower



- Garage to rear 23' x 13'4", roller door to front
- Oil fired central heating
- Laid lawns to front and rear
- Concrete driveway to front
- Block wall to front
- Mature hedging to side boundaries

