



CALLAGHAN AUCTIONEERING

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1 Church Road Castlerea, F45 PF70

**Two Storey 3 Bedroom End Terrace Townhouse
with Garden & Domestic Fuel Shed**



Priced to Sell €45,000

**Compact property in need of improvements
Adjacent to all town amenities including
Church, Shops, Rail/Bus Stations, Schools,
Sports Clubs, Town Park, etc**

REF: TR416S

The Square, Castlerea, Co. Roscommon

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Two Storey 3 Bedroom End Terrace Townhouse with Garden & Domestic Fuel Shed

Accommodation

Ground Floor

Kitchen/Dining Room: 4.49 x 3.89

Fitted floor & eye level pine units, single drain sink unit, integrated hob, carpet floor, part-tiled walls, electric heater, washing machine point, electric cooker point, power points,



Sitting Room: 4.43 x 3.05

Open fire, TV point, carpet floor, electric storage heater, power points



Shower Room: 1.98 x 1.87

With toilet & wash hand basin, "MIRA" electric shower, carpet floor

First Floor

Landing: 2.26 x 0.91

Carpet Floor

Bedroom 1: 3.56 x 3.23

Open fire, carpet floor, electric storage heater, power points

Bedroom 2: 3.14 x 2.34

Open fire, carpet floor, power points

Bedroom 3: 3.15 x 1.91

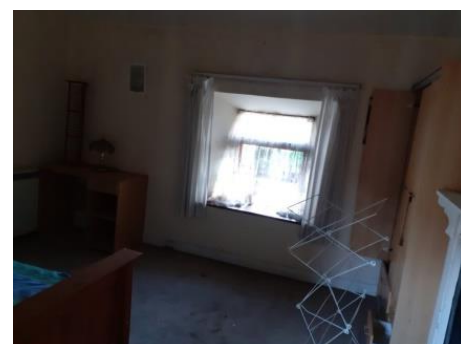
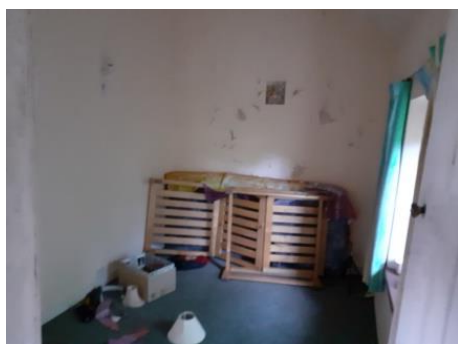
Electric storage heater, carpet floor, power points



BER: G

BER No: 110252038

Floor Area 65.86m²/741.2f²



Features:

- PVC double glazed external doors
- Single glazed hardwood windows
- Rewired
- Solid construction
- External walls drylined
- Electric storage heating



Outside:

- Enclosed garden/yard area
- Domestic fuel shed

Recommendation:

This is an excellent opportunity to acquire a town property in need of some improvements including new stairs, double glazed windows, painting & decorating

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Directions:

From our office towards railway station via Church Road, the property is on the right

Disclaimer:

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- (i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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