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NEW STREET BALLAGHADERREEN F45 KT21 Spacious Two Storey 3 Bedroom Bay Window Town Centre Townhouse



PRICE GUIDE €159,000

The property occupies a most prominent town centre location in Ballaghaderreen adjacent to all town amenities including Cathedral, Schools, Shops, Public Transport & Sports facilities

REF: TR441S

The Square, Castlerea, Co. Roscommon

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NEW STREET, BALLAGHADERREEN F45 KT21
Spacious Two Storey 3 Bedroom Bay Window Town Centre Townhouse

Accommodation

Ground Floor

Entrance Hall: 4.33 x 1.13

Part carpet/part tiled floor, radiator

Sitting Room: 4.39 x 3.29

Bay window, cast iron fireplace, tv point, carpet floor, radiator, power points

Living Room: 3.16 x 2.99

Open fire, telephone point, power points, radiator

Kitchen: 2.69 x 2.47

Fitted floor and eye level units, linoleum floor covering, part-tiled walls, electric cooker point, washing machine point, power points, radiators

Understairs Storage



First Floor

Landing Area: 3.76 x 0.82

Carpet floor

Bedroom 1: 4.64 x 4.40

Bay window, carpet floor, radiator, power points

Bedroom 2: 3.05 x 2.86

Carpet floor, radiator, power points

Toilet: 2.82 x 2.65

With wash hand basin (white), timber floor, radiator

Bedroom 3/Attic Room: 4.50 x 3.47

Ideal study room/office- Carpet floor, ceiling lighting,
radiator, power points



BER: F

BER No: 116447582





Outside:

- Front railed surround offering excellent privacy
- Enclosed rear concrete yard
- Domestic garden shed
- Rear garden
- Domestic garage
- Separate entrances to rear garden and yard areas



Features:

- Traditional style property which has been carefully & regularly updated by the Vendors
- Mains water, electric, sewerage
- Broadband
- PVC double glazed windows & doors
- Bright & spacious layout
- Oil fire central heating
- Alarm system
- Independent rear access serviced by public laneway



Viewing:

Highly recommended & strictly by prior appointment with the Sole Agents.

~This is an excellent opportunity to acquire a town centre property, which may be considered for a number of uses residential/commercial/office due to its location~

Disclaimer:

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