



# CALLAGHAN AUCTIONEERING

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## MAIN STREET BALLAGHADERREEN F45 EW88

Two Storey 3 Bedroom Townhouse with  
Enclosed Rear Yard, Lofted Shed & Garden Area



**PRICE GUIDE €70,000**

**The property occupies a most prominent location  
in Ballaghaderreen and convenient to all town  
amenities including Cathedral, Schools, Shopping,  
Public Transport & Sports Facilities**

**REF: TR442S**

**The Square, Castlerea, Co. Roscommon**

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**MAIN STREET, BALLAGHADERREEN F45 EW88**

**Two Storey 3 Bedroom Townhouse with Enclosed Rear Yard, Lofted Shed & Garden Area**

**Accommodation**

**Ground Floor**

- Entrance Hall:** 6.98 x 1.06  
Solid floor, power point, telephone point
- Sitting Room:** 3.45 x 2.46  
Cast iron fireplace, solid floor, power points,
- Living Room:** 2.98 x 2.34  
Solid floor, power points
- Study/Office:** 3.19 x 2.36  
Solid floor, power points
- Kitchen:** 3.62 x 2.06  
Solid floor, single drain sink unit, electric cooker point, washing machine point, power points
- Utility:** 2.47 x 1.78  
Solid floor, fitted units
- Toilet:** 2.57 x 0.98  
With wash hand basin, solid floor



**First Floor**

- Landing Area:** 2.70 x 1.93 Carpet floor
- Bedroom 1:** 3.37 x 3.34 Carpet floor, power points
- Bedroom 2:** 3.44 x 2.82 Carpet floor, power points
- Bedroom 3:** 2.78 x 1.83 Carpet floor, power points
- Bathroom:** 2.77 x 2.30 3-piece suite (white) with shower attachment, carpet floor
- Hotpress:** Shelved



**BER: G BER No: 117551952**



### **Features:**

- Solid construction
- Mains water, electric & sewerage
- Broadband
- Floor area c. 90m<sup>2</sup>

### **Outside:**

- Enclosed rear yard
- Lofted shed
- Enclosed rear garden area
- Independent laneway access



### **Recommendation:**

This is an excellent opportunity to acquire a town property in need of modernisation which may be considered for a number of uses – retirement/first time buyer/professional office due to its town centre location.

### **Viewing:**

Immediate viewing recommended and by prior appointment with the Sole Agents.

### **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.
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