



# CALLAGHAN AUCTIONEERING

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## 20 ARM CASTLEREA F45 R654

**Two Storey 3 Bedroom (1 Ensuite) Semi-Detached  
Dwellinghouse with Domestic Garage & Gardens**



**PRICE GUIDE €110,000**

**A well-appointed property opposite Castlerea Golf  
Course & adjacent to all town amenities.  
Ideal retirement home/first time buyers opportunity**

**REF: TR443S**

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

**Tel/ Fax: 094 96 20102**

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## 20 ARM, CASTLEREA F45 R654

Two Storey 3 Bedroom (1 Ensuite) Semi-Detached Dwellinghouse with Domestic Garage & Gardens

### Accommodation

#### Ground Floor

**Reception:** Carpet Floor

**Livingroom:** 3.36 x 3.30

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

**Kitchen:** 3.20 x 3.11

Solid fuel cooker providing hot water, fitted kitchen, electric cooker point, linoleum floor covering, telephone point



**Bedroom 1:** 3.28 x 3.14

Carpet floor, electric storage heater, TV point, power points

**~Ensuite Shower:** 3.28 x 1.75

With toilet & wash hand basin, "Triton" electric shower, tiled floor, part-tiled walls



#### First Floor

**Landing Area:** 1.92 x 0.92 Carpet floor

**Bedroom 2:** 5.00 x 3.36

Double size, double window, fitted wardrobe, power points, timber floor

**Bedroom 3:** 3.40 x 3.30

Double size, fitted wardrobe, electric storage heater, power points, laminated floor

**Bathroom:** 2.51 x 1.65

3-piece suite (white), linoleum floor covering

**Hotpress:** Shelved

**BER: G BER No.: 117695098**



## **Outside**

- Separate pedestrian & vehicular accesses
- Concrete drive, concrete paths
- Domestic garage/fuel store
- Lawned gardens front & rear

## **Features**

- PVC double glazed windows & door
- PVC fascia & guttering
- Electric storage heating
- Bright & compact layout
- Solid construction
- Floor Area 84.32m<sup>2</sup>



## **Viewing**

Immediate viewing recommended and by prior appointment with the Auctioneers.

## **Directions**

Leaving Castlerea on the Ballinlough/Ballyhaunis road, take the left after the Williamstown road into St. Michael's Terrace, proceed to the 3<sup>rd</sup> house on the right.

**Eircode: F45 R654**



## **Disclaimer:**

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