



CALLAGHAN AUCTIONEERING

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FRENCHPARK VILLAGE F45 KX45

**Two Storey End of Terrace Townhouse
with Enclosed Rear Yard/Garden Area**



PRICE GUIDE €80,000

**Prime Location in the Centre of Frenchpark Village
The Property has been vacant for a number
of years and requires total
renovation/refurbishment throughout**

REF: TR440S

The Square, Castlerea, Co. Roscommon

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Accommodation

Ground Floor

- Entrance Hall:** **3.39 x 1.49**
Carpet floor, radiator
- Sitting Room:** **5.56 x 3.62**
Double window, marble fireplace, carpet floor, wall lighting, radiator, power points
- Kitchen:** **4.09 x 3.29**
Solid fuel “Walmsler” range providing hot water & central heating, double drain sink unit, radiator, linoleum floor covering, power points
- Office/Study:** **5.70 x 3.19**
Independent access, double window, open fire, solid floor, wash hand basin, power points

First Floor

- Landing Area:** **4.70 x 2.05**
Carpet floor, power points
- Bedroom 1:** **5.65 x 3.18**
Double window, carpet floor, fitted wardrobe, radiator, power points
- Bedroom 2:** **3.79 x 3.75**
Carpet floor, fitted wardrobe, radiator, power points
- Bedroom 3:** **3.49 x 2.72**
Carpet floor, fitted wardrobe, radiator, power points
- Bathroom:** **2.57 x 1.85**
3 piece suite, radiator, linoleum floor covering
- Hotpress:** With immersion



No: 118506955



The property has been vacant for a number of years and requires total renovation/refurbishment throughout to include new windows/doors, plumbing & electric upgrades, fitted kitchen, insulation, plumbing & decorating



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Features

- Floor Area c. 100m²
- PVC double glazed windows and doors
- Broadband
- Mains water, electric & sewerage
- Solid construction
- Ideal for private residence/commercial due to location



Outside

The property fronts onto the Main Street with separate service laneway to enclosed rear yard/garden

Directions

In Frenchpark Village from Castlerea – go through the traffic lights to the property on the right.

Eircode F45 KX45

Viewing

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

Note:

We have not tested any of the fixtures & fittings, or services.

All interested parties must undertake their own investigation in the working order of these items

Measurements provided are approximate and photographs provided are only for guidance.

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