



ST. PATRICK'S STREET CASTLERA EA F45 R273

**Two Storey 3 Bedroom Townhouse with Enclosed
Rear Yard, Domestic Fuel Shed & Gardens**



PRICE GUIDE €150,000

- The Property has been carefully maintained throughout with upgrades
- Most prominent location fronting onto St Patrick's Street and adjacent to all town amenities including Church, Schools, Railway Station, Shops & Demesne Town Park

REF: TR456S

The Square, Castlerea, Co. Roscommon

Tel/ Fax: 094 96 20102

Web: www.callaghanauctioneering.com E-mail: info@callaghanauctioneering.com

Accommodation

Ground Floor

Entrance Hall: 5.17 x 1.64

Carpet floor, radiator, power points, understairs storage



Sitting Room: 5.11 x 3.61

Marble fireplace, double window, carpet floor, coved ceilings, fitted mahogany TV unit, radiators, power points

Livingroom: 3.25 x 3.49

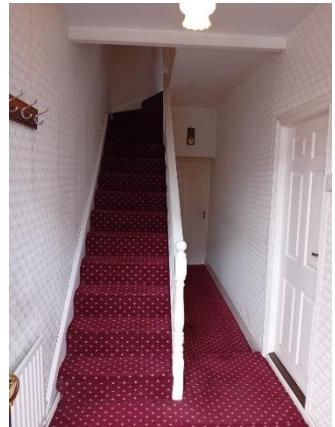
Marble fireplace with solid fuel inset stove, carpet floor, radiator, power points

Kitchen: 4.39 x 2.71

Fitted floor & eye level units, washing machine point, point, power points, TV point, wall lighting, tiled floor, part-tiled walls

Toilet: 1.85 x 0.75

Toilet with wash hand basin, radiator tiled floor



First Floor

Solid banister railed staircase to:

Landing Area: 2.57 x 0.93 Carpet floor



Bedroom 1: 4.82 x 2.45

Carpet floor, double window, fitted wall to wall bedroom unit, radiator, power points

Bedroom 2: 3.53 x 2.53

Carpet floor, fitted wardrobe, radiator, power points

Bedroom 3: 3.50 x 2.44 - Master Ensuite

Carpet floor, radiator, power points

Ensuite shower with toilet & wash hand basin

Hot Press: Shelved, immersion

BER E2 **BER No: 118883123**





Features:

- Carefully maintained throughout with upgrades
- PVC double glazed windows & doors
- Oil fired central heating
- Mains water, electric, sewerage.



Outside:

- The property fronts onto St Patrick's Street
- Separate service laneway to enclosed rear yard & garden
- Domestic fuel shed



Viewing:

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

Recommendation:

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



Direction:

From our office proceed down St. Patrick's Street towards the Railway Station, the property is on the right.

Eircode: F45 R273



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