

CALLAGHAN AUCTIONEERING

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2 ARM CASTLEREA F45 HX47

**Most Attractive 3 Bedroom Mid Terrace Townhouse with
Concrete Carport and Enclosed Front & Rear Gardens**



PRICE GUIDE €140,000

- **Excellent location overlooking Castlerea Golf Course on the Knock Road & walking distance of all town amenities**
- **Ideal retirement home / first time buyers opportunity**

REF: TR465S

ipav | Institute of Professional Auctioneers & Valuers

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LICENCE NUMBER 001222



2 ARM, CASTLEREA F45 HX47
Most Attractive 3 Bedroom Mid Terrace Townhouse with
Concrete Carport and Enclosed Front & Rear Gardens

Accommodation

Ground Floor

- Entrance hall:** 4.33 x 2.13
Timber floor, pine ceiling, telephone point, radiator, power points
- Sitting Room:** 5.56 x 3.56
Open fire with marble surround, coved ceiling, wall lighting, fitted mahogany units, timber floor, TV point, power points
- Kitchen/ Dining:** 4.75 x 2.25 & 3.44 x 3.24
“Stanley” oil fired cooker providing central heating and hot water, fitted floor & eye level units, integrated oven & hob, part tiled & part carpet floor & part tiled walls, electric cooker point, washing machine & dishwasher point, TV point, power points
- Hotpress:** Shelved
- Understairs storage:**

First Floor

- Landing Area:** Accessed via pine staircase
Timber floor, power points
- Bedroom 1:** 3.46 x 3.09
Carpet floor, radiator, fitted bedroom unit, power points
- Bedroom 2:** 3.42 x 3.40
Pine ceiling, carpet floor, fitted bedroom unit, radiator, power points.
- Bedroom 3:** 3.08 x 2.11
Carpet floor, radiator, power points
- Bathroom:** 2.45 x 2.10
4- piece suite (white) with shower, pine ceiling, laminated floor, tiled walls, radiator



BER No: 119499267





Features

- PVC double glazed windows
- Oil fired central heating
- Pine internal doors & skirtings

Outside

- Concrete carport
- Enclosed front & rear gardens
- Domestic fuel/garden shed

Viewing

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

Directions

Leaving Castlerea on the Ballinlough/Ballyhaunis/Knock Road, the property is on the left after the road left for Williamstown and opposite Castlerea Golf Course.

EIRCODE: F45 HX47

Note:

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

DISCLAIMER:

Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

- (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.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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