

For Sale

19 The Paddock, Athleague,
Co. Roscommon. F42 RR59



BER B2



Price Region: Offers in Excess of €260,000

DNG Ivan Connaughton presents to market this prime four bedroom semi-detached two-storey residence in excellent condition throughout with an internal floor area of c. 1,582 sq. ft. Located to the front of a much sought after residential development in the village of Athleague, within walking distance of all amenities.

Accommodation includes Ground Floor: entrance hall, living room, kitchen/dining room, utility, W.C., First Floor: four no. bedrooms with one en-suite and bathroom.

Viewing comes highly recommended and is strictly by appointment only.

For further details, contact DNG Ivan Connaughton on 090-6663700

Entrance Hall

3.02m (9'11") x 2.23m (7'4")

Living Room

5.53m (18'2") x 4.58m (15'0")

Kitchen/Dining Room

5.59m (18'4") x 6.93m (22'9")

Utility Room

1.69m (5'7") x 2.25m (7'5")

W.C.

1.56m (5'1") x 2.11m (6'11")

Bedroom 1

3.64m (11'11") x 3.94m (12'11")

En-Suite

1.74m (5'9") x 1.95m (6'5")

Bedroom 2

3.75m (12'4") x 2.96m (9'9")

Bedroom 3

4.33m (14'2") x 3.98m (13'1")

Bedroom 4

2.98m (9'9") x 1.85m (6'1")

Bathroom

2.28m (7'6") x 2.79m (9'2")

OTHER FEATURES

- Ber Rating B2
- 3 zoned independently controlled heating system with wireless thermostats - Drayton System
- Solid fuel & oil fired central heating
- Henley stove with back boiler connected to the main heating system (Water & Radiators)
- Energy Store Hot Water Cylinder (Maxi pod) providing fresh Mains Pressure Water System
- Water Softener System installed for the whole house
- Water filter in the kitchen
- Enclosed garden to rear with garden shed
- Tarmacadamed driveway to front



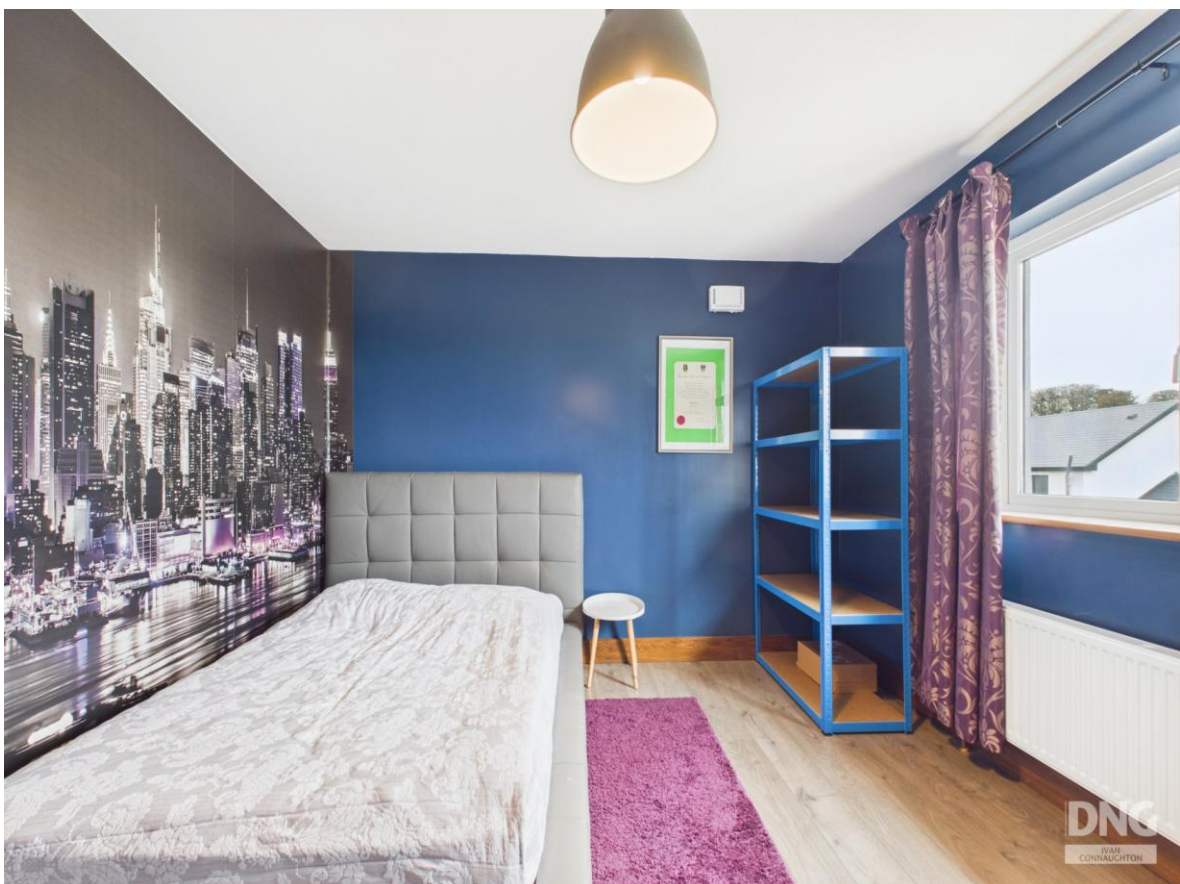












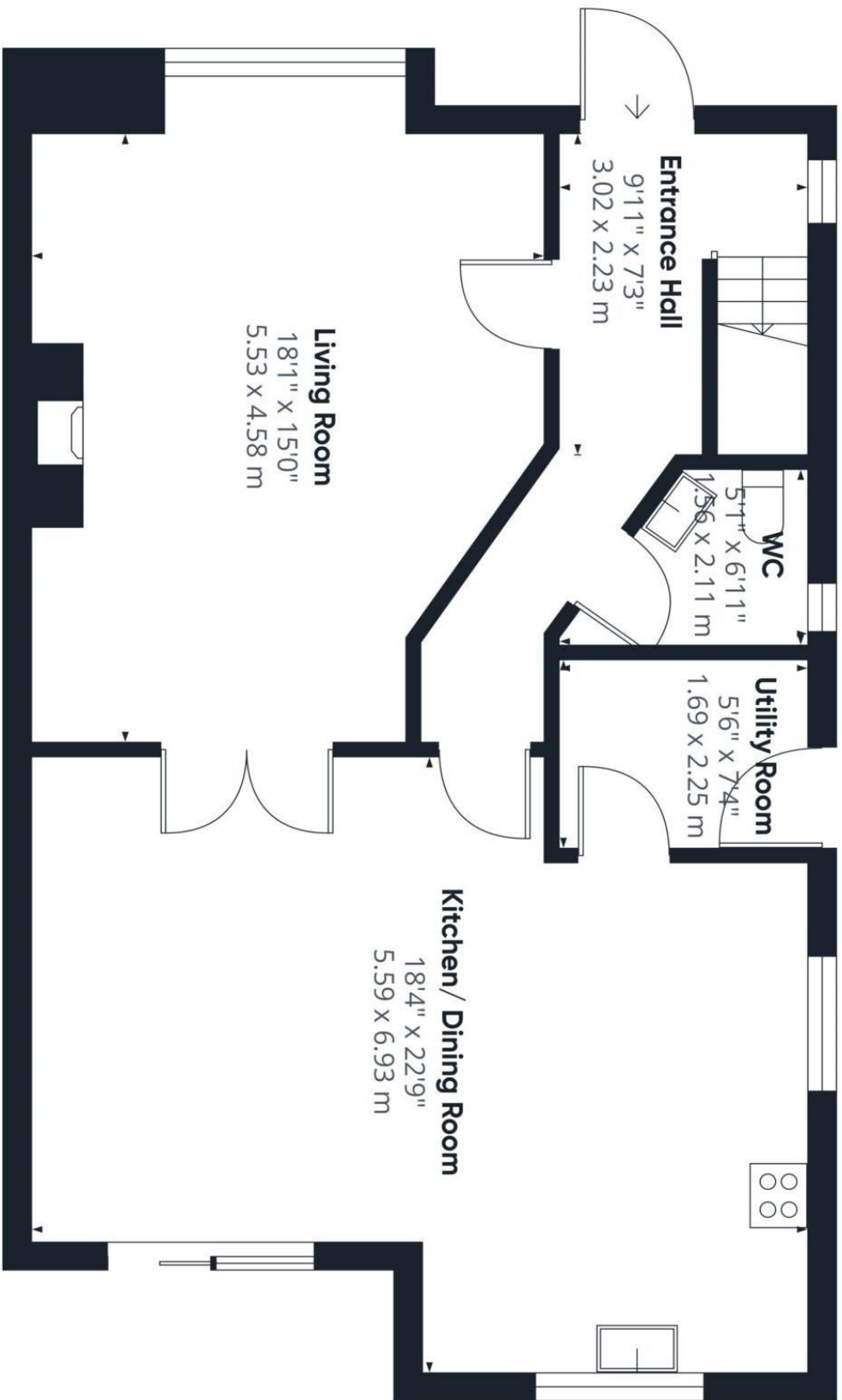








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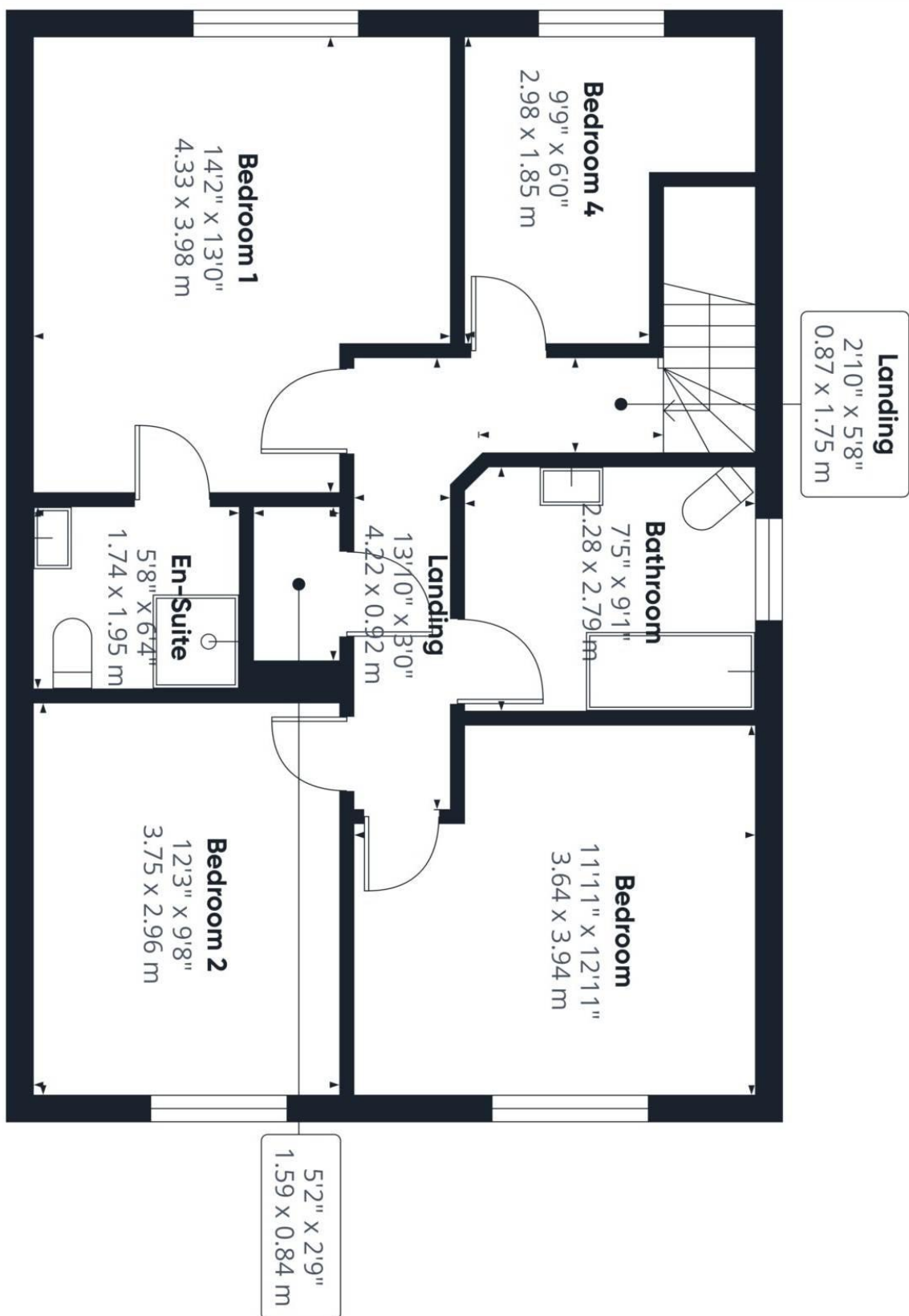
Approximate total area⁽¹⁾
782 ft²
72.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾

688 ft²
64 m²

(1) Excluding balconies and terraces

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GIRAFFE 360