

*PSRA Licence No: 003201*

**FOR SALE**  
**2 ARDNANAGH**  
**ROSCOMMON TOWN**  
**CO ROSCOMMON**



Quality 2-bedroom detached residence finished to a very high standard by its present owners and lying on a large site area with possible future potential.

Situated within walking distance to all town amenities including shops, restaurants, schools, church etc.

**PRICE TO SELL: €99,750**  
**Ref: D01169/7**

<b>Accommodation</b>	<b>Dimension</b>	<b>Details</b>
Entrance Hall	5 x 3	Timber flooring.
Kitchen	10 x 7 	Timber flooring, fully fitted kitchen units.
Utility Room (Outside)	7 x 4	Plumbed for washing machine & dryer.
Sitting Room	16 x 11 	Timber flooring, solid fuel stove.
Living Room	17 x 11 	Carpet flooring.
Bathroom	8 x 6	Tiled floor to ceiling, with electric shower.
Bedroom 1 (Ground Floor)	16 x 11 	Timber flooring, built in wardrobe.

Bedroom 2

17 x 12

Carpet flooring.



**Features:**

- ❖ Oil fired central heating
- ❖ PVC windows
- ❖ Railed hot press
- ❖ 9 x 8 garage
- ❖ Large back garden with potential

