

PSRA Licence No: 003201

FOR SALE
6 CEDARWOOD DRIVE
MONKSLAND
ATHLONE
CO. ROSCOMMON
N37 X489



Oates Auctioneers bring to the market this quality 3 bedroom semi-detached residence which is well finished by the present owners offering a large private garden to the rear.

Situated in the popular residential area of Monksland, this property is convenient to all amenities including a regular bus service to the town centre.




Accommodation includes entrance porch, reception hallway, sitting room, kitchen, dining room, back porch and family bathroom. Upstairs 3 large bedrooms (Master with toilet fitted).

Outside large garages to the rear with tarmac driveway and patio area.

Price Region: €150,000

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Accommodation	Dimension	Details
Entrance Porch	9 x 4	Tiled flooring.
Entrance Hallway	12 x 5 	Tiled flooring, closet off stairway to first floor.
Kitchen	13 x 8 	Tiled flooring, Oak fitted kitchen units, integrated gas hob/electric oven, plumbed for washing machine, timber ceiling.
Sitting Room	12 x 11 	Timber flooring, open fireplace, coving.
Dining Room	12 x 10 	Timber flooring, solid fuel Stanley Range with back boiler, coving, patio doors leading to sitting room.
Back Porch	6 x 6	Tiled flooring.

Bathroom	6 x 6 	Tiled floor to ceiling, 3 piece suite.
Bedroom 1	17 x 9 	Timber flooring, built in wardrobe, fitted toilet off.
Bedroom 2	12 x 12 	Timber flooring, built in wardrobe.
Bedroom 3	9 x 8	Carpet flooring.

Features:

- ❖ Solid fuel central heating
- ❖ PVC double glazed windows
- ❖ House has pumped walls and attic insulated
- ❖ Railed hot press
- ❖ 3 large garages – 36 x 9 in total
- ❖ Private lawned back garden with patio area
- ❖ Lawned front garden with shrub area and tarmac driveway

