

PSRA Licence No: 003201

FOR SALE

**35 ANNSFIELD WOODS
BAYLOUGH
ATHLONE
CO. WESTMEATH
N37 PT85**

Viewing

Advised

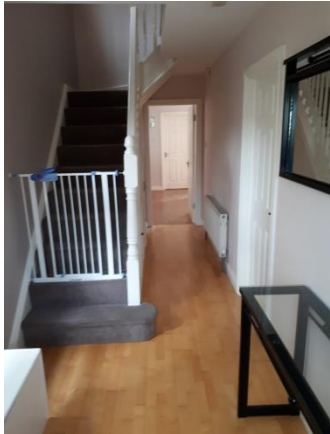








Beautifully presented four bedroom (1 Ensuite) semi-detached family home situated in a peaceful development in a prime location, a real find for first time buyers families and investors alike. The property has been extensively renovated and upgraded by its present owners. Minutes' walk from Athlone Town Centre and on local bus route to Golden Island Shopping Centre.

Viewings are highly recommended by the Auctioneer.

Price Region: €174,950

BER: C2

Accommodation	Dimension	Details
<i>Entrance Hall</i>	<p>21 x 8</p> 	Solid wood flooring.
<i>Kitchen</i>	<p>18 x 15</p> 	Tiled flooring, solid wood kitchen units with integrated dishwasher & fridge freezer, double doors to living room and double doors to rear garden onto patio.
<i>Utility Room</i>	<p>9 x 8</p> 	Tiled flooring, modern kitchen units, plumbed for washing machine.
<i>Living Room</i>	<p>18 x 13</p> 	Solid wood flooring, Marble surround fireplace, double doors to dining area, easterly aspect.

<p>W.C.</p>	<p>5 x 5</p> 	
<p>Bathroom</p>	<p>8 x 7</p> 	<p>Tiled floor to ceiling, 4 piece bathroom suite - electric shower.</p>
<p>Bedroom 1</p>	<p>16 x 11</p> 	<p>Solid wood flooring, sliderobe wardrobe, Ensuite with power shower.</p>
<p>Bedroom 2</p>	<p>13 x 11</p> 	<p>Solid wood flooring.</p>

Bedroom 3	<p style="text-align: center;">12 x 8</p> 	Solid wood flooring.
Bedroom 4	<p style="text-align: center;">10 x 8</p> 	Solid wood flooring, built in wardrobe.

Features:

- ❖ Oil fired central heating
- ❖ Double glazed windows
- ❖ Garden shed
- ❖ Brick paved driveway
- ❖ Sandstone paving and decking with outdoor lighting to rear
- ❖ Superb condition throughout
- ❖ Off street parking
- ❖ Quiet residential location
- ❖ All local amenities close by
- ❖ Alarm

