

PSRA Licence No: 003201

FOR SALE
36 ROSLEVIN LAWN
ATHLONE
CO. WESTMEATH
N37 P6V4



Oates Auctioneers bring to the market this superbly located residence which is in need of modernisation.

Accommodation comprises of entrance porch, entrance hall, sitting room, kitchen/dining room. Upstairs there are three bedrooms and a family bathroom.

Price Region: €120,000

Accommodation	Dimension	Details
<i>Entrance Porch</i>	6 x 1	Tiled flooring.
<i>Entrance Hall</i>	15 x 7	Vinyl flooring, stairway to first floor.
<i>Kitchen/Dining Room</i>	20 x 12	Timber flooring, plumbed for washing machine, door to rear yard.
<i>Sitting Room</i>	15 x 14	Timber flooring, marble surround fireplace, built in corner unit.
<i>Bathroom</i>	7 x 7	Tiled floor to ceiling, 3 piece suite.
<i>Bedroom 1</i>	15 x 14	Carpet flooring, built in wardrobe.
<i>Bedroom 2</i>	15 x 10	Timber flooring, built in wardrobe.
<i>Bedroom 3</i>	11 x 9	Timber flooring, built in wardrobe.

Features:

- **Oil fired central heating**
- **Excellent location**
- **Garden shed**
- **Secure back garden**
- **Within walking distance of all local amenities including the Athlone Railway Station, Regional Sports Centre and Athlone Town Centre**