

*PSRA Licence No: 003201*

**FOR SALE**  
**CHURCH HILLS ROAD**  
**COOSAN**  
**ATHLONE**  
**CO. WESTMEATH**  
**N37 K6V0**





Oates Auctioneers are delighted to bring to the market this superb modern 4 bed semi - detached (1 en suite) residence located in the popular development of Church Hills, Coosan.

Located only minutes from town centre, this property has been tastefully decorated throughout; with off street parking and side entrance, this property would make an ideal family residence or investment.







The Auctioneers invites viewings and offers.

**Price Region: POA**  
**BER: B3**

<b>Accommodation</b>	<b>Dimension</b>	<b>Details</b>
<i>Entrance Hall</i>	13 x 8	Tiled flooring.
<i>Kitchen/Dining Area</i>	20 x 18 	Tiled flooring, Timber kitchen units, plumbed for washing machine & dishwasher, double doors to back & double doors to living room.
<i>W.C.</i>	6 x 6 	
<i>Living Room</i>	20 x 12 	Solid wood flooring, marble surround gas fireplace, coving.
<i>Bathroom</i>	8 x 8 	Tiled floor to ceiling, 3 piece suite.

<i>Bedroom 1</i>	17 x 12 	Carpet flooring, built in wardrobe, Ensuite off.
<i>Bedroom 2</i>	13 x 12 	Carpet flooring, built in wardrobe
<i>Bedroom 3</i>	11 x 9	Carpet flooring.
<i>Bedroom 4</i>	12 x 8	Carpet flooring, built in wardrobe.

**Features:**

-  **Gas fired central heating**
-  **Double glazed windows**
-  **Landscaped back garden**
-  **Cobble lock driveway**
-  **Within walking distance of all local amenities including Bounty Rugby Club, Applegreen Service Station, the motorway & schools**
-  **Tastefully decorated throughout**

