

PSRA Licence No: 003201

**FOR SALE**

**13 SLI AN CHOISTE  
MONKSLAND  
ATHLONE  
CO. ROSCOMMON  
N37 K5W8**

**Viewing**

**Advised**

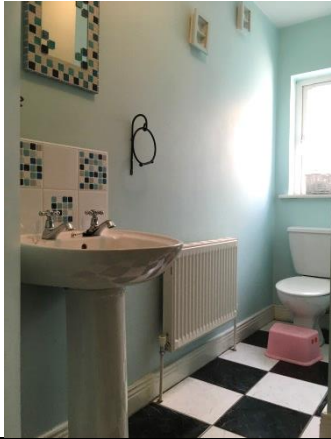





Fantastic 3 bedroom semi-detached residence presented for sale in excellent condition. This spacious residence is located in a highly desirable residential setting adjacent to all local amenities.

This well-proportioned accommodation extends over 1320 sq. ft. The property comprises entrance hallway, living room, kitchen, dining room, W.C., 3 bedrooms (Master Ensuite) and a family bathroom. This perfect family home offers all amenities on your doorstep including Supervalu, Athlone Springs Hotel, located on the bus route into Athlone town centre and is within easy access to the Dublin/Galway motorway.

**Price Region: €174,950**

<b>Accommodation</b>	<b>Dimension</b>	<b>Details</b>
Entrance Hallway	18 x 8 	Tiled flooring.
W.C.	7 x 7 	Tiled flooring.
Kitchen	20 x 10 	Tiled flooring, Solid wood kitchen units, plumbed for washing machine, double doors to dining area.
Dining Room	13 x 10	Solid wood flooring, double doors to living room and rear garden.
Living Room	20 x 12 	Laminate parquet flooring, brick surround open fireplace, stove with back boiler, bay window, south facing aspect.

<p>Bathroom</p>	<p>13 x 7</p> 	<p>Tiled flooring, partially tiled walls, 3 piece suite.</p>
<p>Bedroom 1</p>	<p>11 x 8</p> 	<p>Carpet flooring (new).</p>
<p>Bedroom 2</p>	<p>11 x 10</p> 	<p>Carpet flooring (new).</p>
<p>Bedroom 3</p>	<p>18 x 18</p> 	<p>Solid wood flooring, built in wardrobe, Ensuite off, electric shower.</p>

## Features:

- Within walking distance of all local amenities
- Bus service at the top of the road
- Off street parking
- Patio & driveway to front of property
- Double glazed windows
- Dual heating system (oil fired & stove with back boiler)
- Tastefully decorated throughout

