

PSRA Licence No: 003201

FOR SALE

CROSSWOOD

TULLYWOOD

ATHLONE

CO. WESTMEATH

N37 C3Y9







Oates Auctioneers bring to the market this 3 bed detached property located in a much sought after residential area. The said property is in need of modernisation but offers a unique opportunity.

Accommodation comprises entrance hall, kitchen, living room, sitting room, 3 bedrooms (master Ensuite) and a family bathroom.

The Auctioneer invites viewings and offers.

Price Region: POA

Accommodation	Dimension	Details
<i>Entrance Hall & Lobby</i>	18 x 6 	Tiled and carpet flooring.
<i>Kitchen</i>	15 x 12 	Laminate flooring, Solid wood kitchen units, plumbed for washing machine, open plan, curved walls, feature sky lights.
<i>Sitting Room</i>	18 x 13 	Carpet flooring.
<i>Living Room (off Kitchen)</i>	16 x 15 	Carpet flooring, step leading to kitchen, vaulted ceiling, sky lights.

Bathroom	<p>9 x 8</p> 	<p>Tiled floor to ceiling, 3 piece suite.</p>
Bedroom 1	<p>15 x 8</p> 	<p>Laminate flooring, built in wardrobe.</p>
Bedroom 2	<p>10 x 11</p> 	<p>Laminate flooring.</p>
Bedroom 3	<p>16 x 16</p> 	<p>Laminate flooring, built in wardrobe, double doors to garden, fully tiled 10 x 7 Ensuite featuring a Jacuzzi bath.</p>

Features:

- **Oil fired central heating**
- **Double glazed windows**
- **Timber shed**
- **Much sought after residential location**
- **Ideal renovation opportunity**

