

**FOR SALE**

**11 The Paddock**

**Athleague**

**Co. Roscommon F42 HR61**

**PRICE REGION: €215,000**

**BER A3**

Property Reference: M554P



Very spacious new five bedroom detached two-storey residence built to a high standard to give an A3 BER Rating with solar panels included. First time buyers can avail of a tax rebate of 5% of the purchase price for this property (See Help to Buy Scheme for First Time Buyers). Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, utility, bedroom, First Floor: bedrooms four in all with one en-suite and bathroom. With a PC Sum of €5,000 for kitchen/utility units and wardrobes, the property can complete fully complete and ready for occupancy. Located to front of development and within walking distance of all amenities, viewing comes highly recommended.

To arrange a viewing call the office on 090-6663700.

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

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<b>Room</b>	<b>Area (Approx)</b>	<b>Room Details</b>
<b>Ground Floor</b>		
<b>Reception Hallway</b>	<b>17' x 6'8"</b>	<b>Doorway to, tiled floor, stairs to first floor</b>
<b>Sitting Room</b>	<b>20'5" x 14'6"</b>	<b>Feature marble fireplace with solid fuel Henley stove inset (assists heating), bay window to front, wooden floor, double doors to kitchen/dining</b>
<b>Kitchen/ Dining Room</b>	<b>21'6" x 12'</b>	<b>P.C. Sum for kitchen units, tiled floor, sliding door to rear</b>
<b>Utility</b>	<b>8'4" x 8'1"</b>	<b>P.C. Sum for utility units, tiled floor, door to side, W.C. off 8'2" x 4'5" (shared with bedroom 1), toilet, wash hand basin, tiled floor</b>
<b>Bedroom 1</b>	<b>10' x 8'1"</b>	<b>Wooden floor, W.C. off 8'2" x 4'5" (shared with utility), toilet, wash hand basin, tiled floor</b>
<b>First Floor</b>		
<b>Landing</b>	<b>13'4" x 6'6"</b>	<b>Wooden floor, hotpress (airing cupboard) off, sun tunnel</b>
<b>Bedroom 2</b>	<b>10' x 9'9"</b>	<b>Wooden floor</b>
<b>Bedroom 3</b>	<b>11'4" x 10'</b>	<b>Wooden floor</b>
<b>Bedroom 4</b>	<b>15'4" x 11'6"</b>	<b>Wooden floor, en-suite off 7' x 4'5", toilet, wash hand basin, shower, fully tiled</b>
<b>Bedroom 5</b>	<b>10' x 9'6"</b>	<b>Wooden floor</b>
<b>Bathroom</b>	<b>12'7" x 7'6"</b>	<b>Toilet, wash hand basin, bath, shower separate, tiled floor, part wall tiling</b>

#### **OTHER FEATURES**

- **Stira stairs to attic 21'8" x 14'6", floored**
- **Garage to rear 13' x 8', upvc door to, Grant indoor boiler**
- **Laid lawns to rear**
- **Tarmacadamed driveway to front**
- **Block wall to side & rear boundaries**
- **Located to front of development**
- **Solar panels fitted**
- **BER Rating A3**
- **PC Sum €5,000 for kitchen/utility units & wardrobes**

**RECEPTION HALLWAY**



**SITTING ROOM**



**SITTING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**UTILITY**



**W.C**



**LANDING**





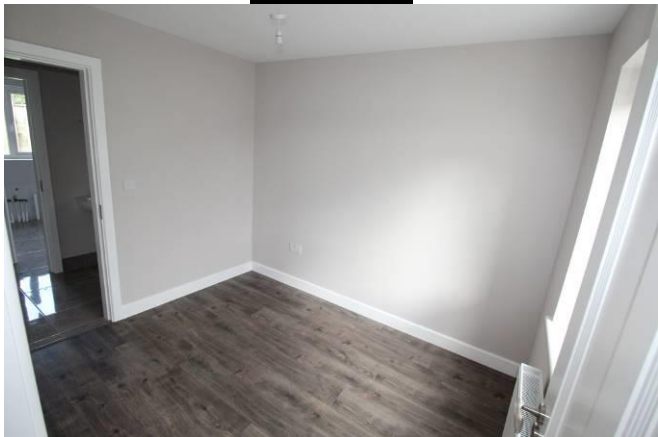
**LANDING**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**ENSUITE**



**BATHROOM**



**GARDEN TO REAR**



**REAR VIEW OF HOUSE**

