

# For Sale

14 Antogher Road, Roscommon Town,  
Co. Roscommon. F42 R721

DOUGLAS NEWMAN GOOD

# DNG

IVAN  
CONNAUGHTON

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## Price Region: Offers in Excess of €475,000

DNG Ivan Connaughton are delighted to present to the market this exceptional five bedroom detached family residence located at No. 14 Antogher Road, Roscommon Town, Co. Roscommon, F42 R721.

Occupying a prime position within one of Roscommon Town's most established and sought-after residential developments, this impressive detached home extends to approximately 177 sq.m. (1,905 sq.ft.) and offers spacious, well-appointed accommodation throughout. Presented in excellent decorative order, the property has been meticulously maintained by its current owners and enjoys beautifully landscaped gardens together with a private rear aspect, making it an ideal family home.

The property is approached by a spacious tarmac driveway providing off-street parking, complemented by manicured lawns. To the rear, the beautifully maintained garden enjoys complete privacy and features extensive lawns, mature trees, colourful shrubbery, gravel pathway and a paved patio area, creating a wonderful outdoor space for entertaining or relaxing.

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: [info@dngivanconnaughton.ie](mailto:info@dngivanconnaughton.ie)

A bright and welcoming entrance hallway leads to two elegant reception rooms. The formal sitting room features a beautiful fireplace surround, while the second living room offers a comfortable family space, ideal for everyday living. The impressive open plan kitchen and dining room forms the heart of the home, boasting an extensive range of fitted units, generous dining area and large windows overlooking the rear garden. A spacious utility room provides additional storage and direct access to the rear of the property.

The ground floor further benefits from a generous double bedroom together with an adjoining shower room, making it an ideal guest suite, accommodation for extended family or an excellent home office if required.

The first floor comprises four spacious bedrooms, including an excellent principal bedroom complete with fitted wardrobes and en-suite bathroom. The remaining bedrooms are all generously proportioned and are serviced by a large family bathroom, with a bright and spacious landing further enhancing the sense of space throughout.

Occupying a prime position within one of Roscommon Town's most sought-after residential developments, this exceptional family home combines peaceful suburban living with outstanding convenience. Located just minutes from the vibrant town centre, residents can enjoy easy access to excellent schools, shops, cafés, restaurants, the Abbey Hotel & Leisure Centre, Roscommon Golf Club, Roscommon University Hospital, sporting facilities and the train station, ensuring every amenity is within easy reach.

Rarely does a home of this quality, size and presentation become available in such a prestigious location. Viewing is highly recommended to fully appreciate everything this superb family residence has to offer.

**For further details & viewing, contact DNG Ivan Connaughton on 090-6663700**

### **OTHER FEATURES**

- Floor area c. 1,905 sq.ft
- Oil fired central heating
- Ground floor bedroom with adjoining shower room
- Spacious open plan kitchen/dining room
- Beautifully landscaped private rear garden
- Walking distance to Roscommon Town Centre
- Highly sought-after residential location

















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| <div data-bbox="874 481 1500 1332"> </div> <div data-bbox="813 873 837 936"> <p>Floor 0</p> </div> <div data-bbox="236 600 673 1216"> </div> <div data-bbox="98 878 122 934"> <p>Floor 1</p> </div> <div data-bbox="130 129 204 201"> </div> | <div data-bbox="1348 1787 1471 1973"> </div> <div data-bbox="813 1769 1008 1993"> <p><b>Approximate total area<sup>m</sup></b></p> <p>1761 ft<sup>2</sup><br/>163.7 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>16 ft<sup>2</sup><br/>1.5 m<sup>2</sup></p> </div> <div data-bbox="438 1765 459 1998"> <p>(1) Excluding balconies and terraces</p> </div> <div data-bbox="327 1814 379 1960"> <p>Reduced headroom<br/>..... Below 5 ft/1.5 m</p> </div> <div data-bbox="167 1765 268 1998"> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> </div> <div data-bbox="127 1832 146 1926"> <p>GIRAFFE360</p> </div> |
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