

For Sale

33 Watervale, Rooskey,
Co. Roscommon, N41 PX80

DNG

IVAN
CONNAUGHTON

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Guide Price: Offers in Excess of €195,000

DNG Ivan Connaughton present to the market this attractive three bedroom semi-detached residence in excellent condition boasting spacious living accommodation throughout and located in much sought after area in Rooskey. The accommodation comprises entrance hall, kitchen/living room and W.C on the ground floor and first floor with landing, three bedrooms with one ensuite and bathroom.

The property is ideally situated in the popular village of Rooskey, on the banks of the River Shannon and close to the Roscommon, Leitrim and Longford borders. Rooskey is an attractive riverside village with a range of local amenities including shops, public houses, restaurants, a primary school, community facilities, playground and marina. The surrounding area is particularly well known for its scenic waterways and provides excellent opportunities for boating, fishing, walking and other outdoor pursuits.

The property is conveniently located for access to the larger towns of Carrick-on-Shannon and Longford, both approximately 15 minutes' drive away. Dromod railway station is also within easy reach, providing rail services on the Dublin-Sligo line. Combining a peaceful village setting with convenient access to a wide range of amenities and transport links, Rooskey is an appealing location for those seeking a quality residential environment within easy reach of the region's principal towns.

Viewing is highly recommended.

For further details or to arrange a viewing, contact DNG Ivan Connaughton on 090-6663700.

Hallway

3.79m (12'5") x 2.17m (7'1")

WC

1.67m (5'6") x 2.16m (7'1")

Kitchen/Living Area

11.18m (36'8") x 6.52m (21'5")

Landing

3.22m (10'7") x 2.23m (7'4")

Bedroom 1

2.93m (9'7") x 2.85m (9'4")

Bathroom

1.66m (5'5") x 2.23m (7'4")

Bedroom 2

3.79m (12'5") x 4.09m (13'5")

Bedroom 3

4.83m (15'10") x 3.46m (11'4")

En-Suite

1.39m (4'7") x 2.39m (7'10")

OTHER FEATURES

- Oil-fired Central Heating and Open Fire
- Spacious Living
- Peaceful and attractive residential setting
- Laid lawns, Enclosed Garden to Rear
- Walking distance to a host of local amenities
- Close to the River Shannon and Lough Bofin
- Excellent opportunity for first-time buyers, families or those seeking a home in a peaceful riversid
- Excellent access to Longford and Carrick-on-Shannon
- Viewing highly recommended



























