For Sale

8 The Fair Green, Frenchpark,
Co. Roscommon. F45 H721

DNG
DOUGLAS NEWMAN GOOD
IVAN CONNAUGHTON



Price Region: Offers in Excess of €195,000

DNG Ivan Connaughton presents to market this very spacious semi-detached residence in immaculate condition throughout & located in a much sought after residential area of Frenchpark, within walking distance of all local amenities. It is situated just off the N5 Dublin to Westport Road and conveniently located to larger towns such as Castlerea (c.13 km), Boyle (c.15 km) & Carrick-on-Shannon (c. 24km) and only 25 min drive to Ireland West Airport Knock.

Accommodation includes Ground Floor: reception hallway with wc under stairs, sitting room, kitchen/dining room, utility, First Floor: bedrooms three in all with one en-suite and bathroom.

The auctioneer invites enquiries and offers for immediate sale.

For further details, contact our office on 090-6663700

PSRA **Licence No. 004422**

Office: Main Street, Athleague, Co. Roscommon. F42 TW70
Tel: 090-6663700
Email: info@dngivanconnaughton.ie

Entrance Hall

5.14m (16'10") x 1.86m (6'1")

Living Room

4.82m (15'10") x 3.82m (12'6")

Kitchen/Dining

2.95m (9'8") x 5.88m (19'3")

Utility Room

2.12m (6'11") x 1.65m (5'5")

W.C.

2.01m (6'7") x 0.71m (2'4")

Bedroom

3.55m (11'8") x 3.54m (11'7")

En-Suite

1.28m (4'2") x 2.13m (7'0")

Bedroom

3.13m (10'3") x 3.23m (10'7")

Bedroom

2.92m (9'7") x 2.44m (8'0")

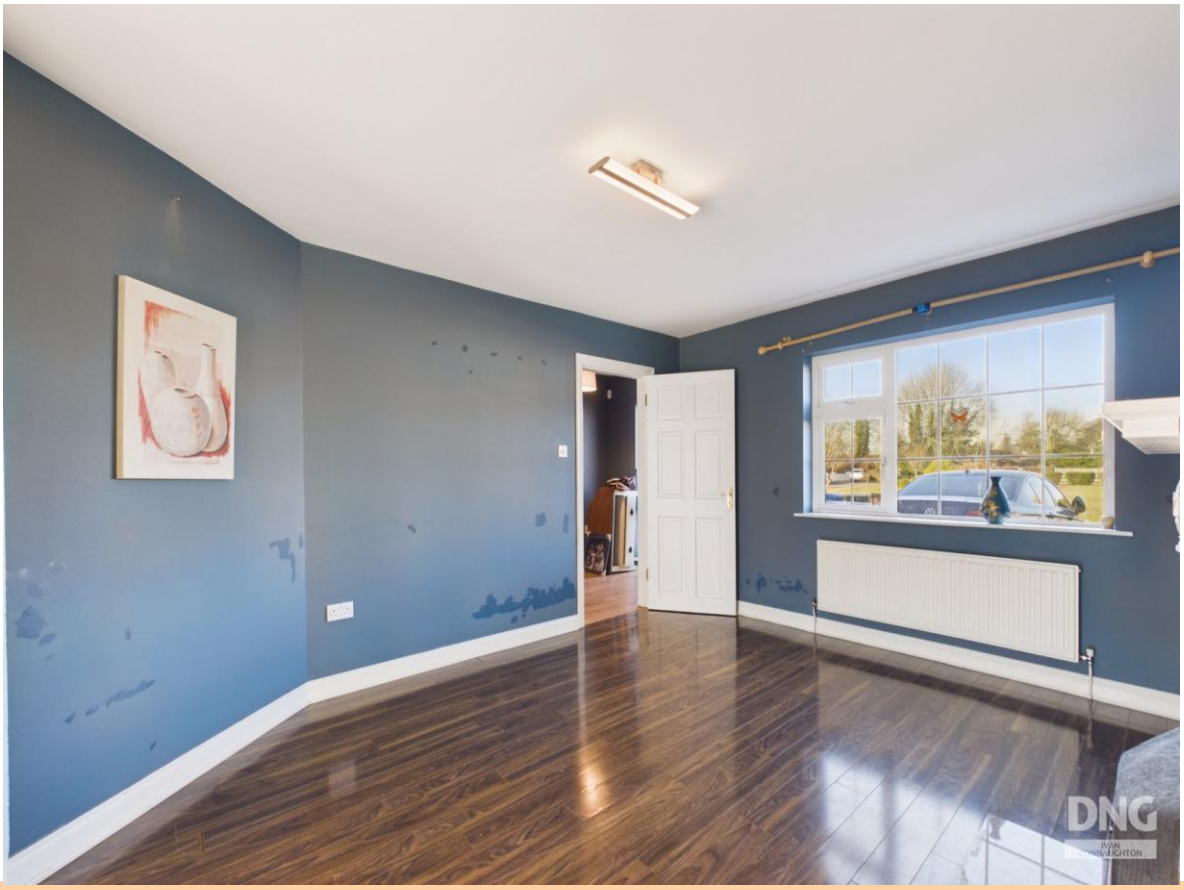
Bathroom

2.14m (7'0") x 2.14m (7'0")

































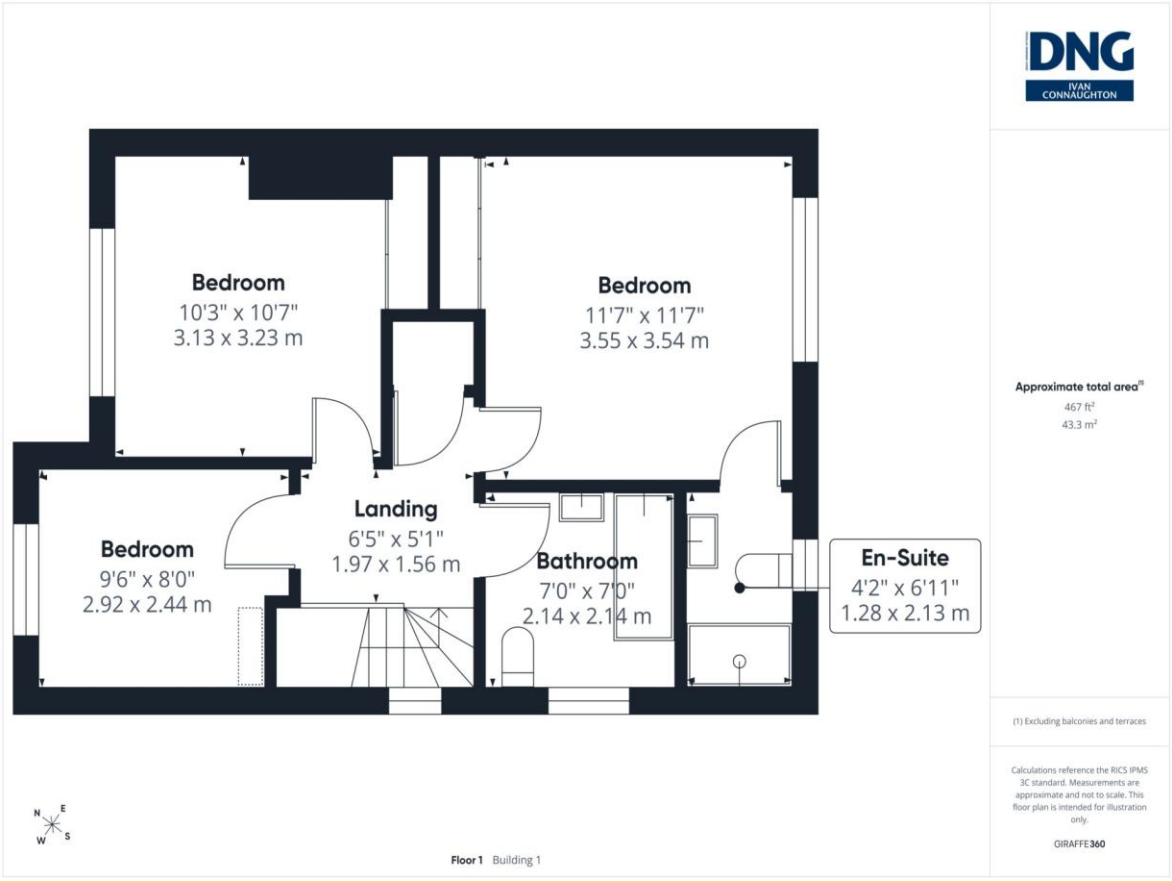

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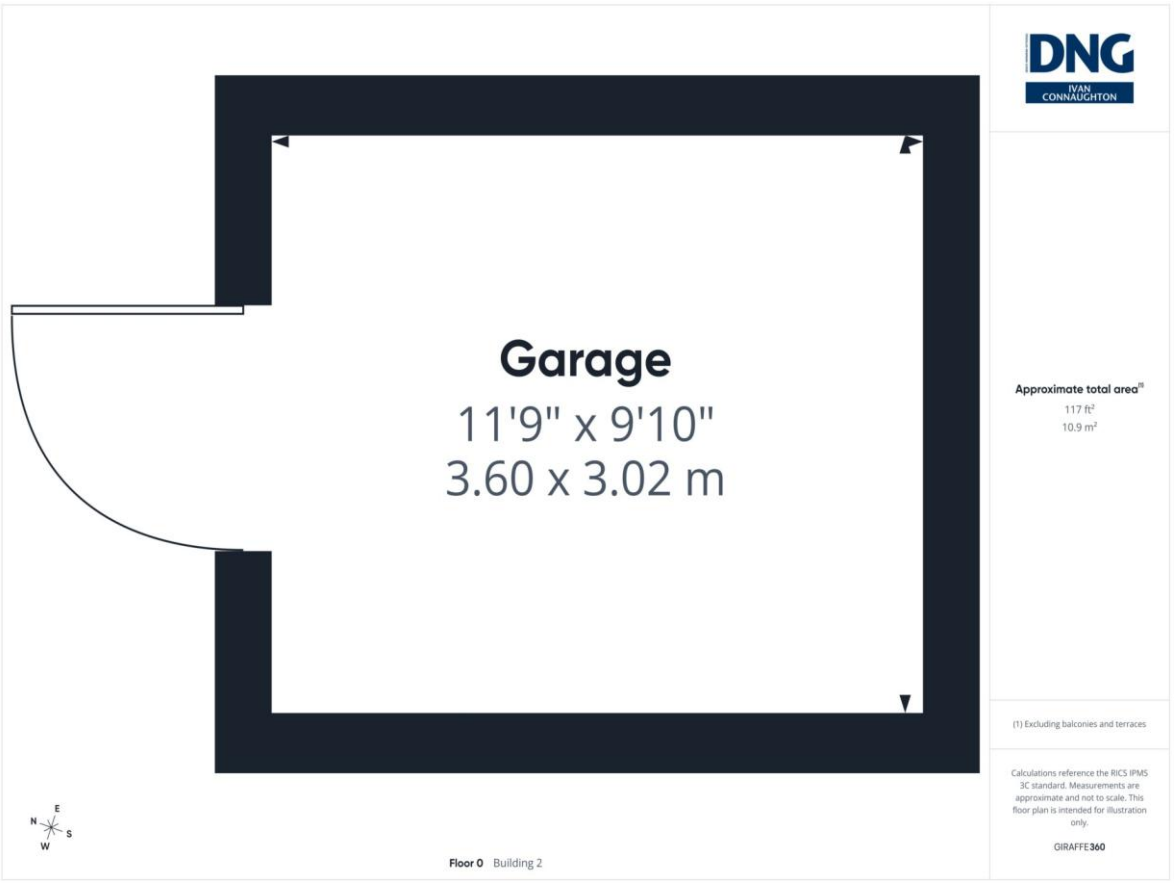

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Living Room
15'9" x 12'6"
4.82 x 3.82 m
Kitchen/ Dining
9'7" x 19'3"
2.95 x 5.88 m
Hallway
16'10" x 6'1"
5.14 x 1.86 m
WC
6'7" x 2'4"
2.01 x 0.71 m
Utility Room
6'11" x 5'5"
2.12 x 1.65 m
N
E
W
S
Floor 0 Building 1
DNG
IVAN CONNAUGHTON
Approximate total area(1)
550 ft²
51.1 m²
Reduced headroom
5 ft²
0.5 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Bedroom
10'3" x 10'7"
3.13 x 3.23 m
Bedroom
11'7" x 11'7"
3.55 x 3.54 m
Landing
6'5" x 5'1"
1.97 x 1.56 m
Bedroom
9'6" x 8'0"
2.92 x 2.44 m
Bathroom
7'0" x 7'0"
2.14 x 2.14 m
En-Suite
4'2" x 6'11"
1.28 x 2.13 m
N
E
W
S
Floor 1 Building 1
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IVAN CONNAUGHTON
Approximate total area(1)
467 ft²
43.3 m²
(1) Excluding balconies and terraces
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