

**FOR SALE
BY PRIVATE TREATY**

**17 GLENALL
BORRIS ON OSSORY
CO. LAOIS**



**ATTRACTIVE MODERN SEMI-DETACHED RESIDENCE SITUATED IN
CHOICE LOCATION IN THE VILLAGE OF BORRIS ON OSSARY CLOSE TO
THE MAIN LIMERICK ROAD BETWEEN MOUNTRATH & ROSCREA.**

The house which has just been completed as new consists of the following accommodation.

ENTRANCE HALL

ENTRANCE HALL	13'6" X 6'10"	With storage under stairs.
LOUNGE	16'10" X 14'9"	With Bay Window & Fireplace.
DINING ROOM / KITCHEN	22'1" X 14'11"	With patio door to garden, fully fitted kitchen worktop built in cooker and hob, integrated fridge freezer, Dish-washer and floors and walls over worktop tiled.
UTILITY	8'10" X 7'10"	With toilet, WC & WH.
BEDROOM NO. 1	14'7" X 12'11"	With ensuite shower WC & Wash-hand basin.
BEDROOM NO. 2	15'8" X 11'4"	With built in wardrobe.
BEDROOM NO. 3	10'5" X 8'10"	
BATHROOM	7'6" X 6'1"	With bath, WC & wash-hand basin.
FLOOR AREA	c. 1190 (sq.ft)	
CENTRAL HEATING		Electric storage & radiator heating system.
SERVICES		ESB, Telephone.
PRICE	€65,000	
GARDEN		Open garden to the front -- Fenced garden to rear. Space for garage at side of house.
VIEWING		Viewing highly recommended by contacting Sole Agents. Strictly by Appointment only.