

FOR SALE | By private treaty | N37 ER26

POWER
PROPERTY

Limerick | Galway | Athlone

**7 Glenatore
Coosan
Athlone
Co. Westmeath
N37 ER26**

RESIDENTIAL



BER B2

101.46 Sq. m. (1,092 sq. ft.)

- Former Show House
- 2 bedroom town house extending to circa. 101.46 sq. m.
- Situated less than 2km from the centre of Athlone in Coosan
- Less than 250m from Junction 11 on the N6
- Gas Fired Central Heating & Solid Fuel open fire
- SIRO Broadband



ENQUIRIES TO

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Find out more online at ppg.ie

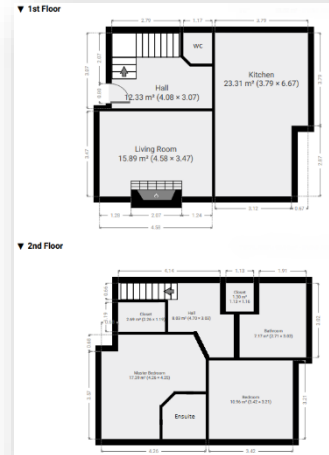
FOR SALE | By private treaty |**LOCATION**

The subject property is well located within walking distance of Athlone. Athlone is located on the banks of the River Shannon in the centre of Ireland and is 90 km east of Galway and 130 km west of Dublin. Athlone is the second most populous town in the midland's region with a population of 21,349 persons (Census 2016). Athlone is also home to Technological University of the Shannon with over 6,500 full and part-time students. Glenatore is within walking distance of Arcadia Retail Park, Buccaneers RFC, Athlone Regional Sports Centre and Avondale Neighbourhood Centre. All local services and amenities are available within walking distance

DESCRIPTION

The property comprises of a 2 bedroom end of terrace townhouse, which extends to c. 101.46 sq. m. (1,092 sq. ft.). The property is well laid out with a kitchen / dining room, sitting room and under stairs WC on the first floor. The second floor comprises two bedrooms, master bedroom has a full ensuite, and a main bathroom. The property benefits from built in wardrobes in both bedrooms and an additional storage closet.

There is a large private balcony to the front of the property.

**SERVICES CHARGES**

Currently €1,020 per year

BER RATING

BER B2

BER No. 111201992

Energy performance Indicator:
117.77 kWh/m²/yr

QUOTING PRICE

€239,000

VIEWING

Strictly by appointment with the sole agents Power Property

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