

For Sale

Residence On c.3.80 Acres at

Cloonglasny Beg, Strokestown, Co. Roscommon. F42 DK72

2 Bedrooms



FINAL OFFERS BY 12PM ON FRIDAY 3RD DECEMBER

Price Region: Offers Excess €100,000

Attractive two bedroom two storey residence in good condition with two bay hayshed and outbuildings to rear altogether standing on c. 3.80 Acres of excellent quality lands situated on a corner site with extensive road frontage suitable for development (subject to planning). The residence and lands can be sold in separate lots, subject to market interest (Residence on c. 0.95 Acres & c. 2.85 Acres of Lands).

This property is located in much sought after area with unrivalled views of surrounding countryside, situated c.6 miles from Strokestown and c. 8 miles from Carrick-on-Shannon.

Accommodation includes Ground Floor: porch, sitting/dining room, kitchen, bathroom, First Floor: bedrooms two in all.

Viewing comes highly recommended.

To arrange a viewing, contact the office on 090-6663700

Porch

5'0" (1.52m) x 4'9" (1.45m) Door to, wooden floor

Sitting/Dining Room (Open Plan)

25'9" (7.85m) x 13'5" (4.09m) Wooden floor, feature solid fuel stove (assists heating) with brick outset, stairs to first floor, hotpress (airing cupboard) off

Kitchen

8'11" (2.72m) x 7'10" (2.39m) Fitted units, built in cooker and washing machine

Bathroom

5'11" (1.8m) x 5'7" (1.7m) Toilet, wash hand basin, bath with shower over, fully tiled

Bedroom One

13'9" (4.19m) x 12'0" (3.66m) Wooden floor, feature high ceiling, window to front and rear

Bedroom Two

13'0" (3.96m) x 10'8" (3.25m) Carpeted, built in wardrobe

OTHER FEATURES

- Oil Fired Central Heating
- Outbuildings to Rear
- Laid Lawns
- Block Wall to Front
- Mature Hedging on Boundaries



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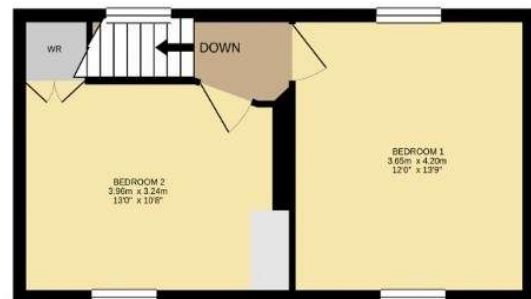
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Approx. total internal floor area 78m² / 840ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

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