

**RESIDENCE FOR SALE**

**Coolagarry**

**Loughglynn**

**Castlerea**

**Co. Roscommon**



Prime four bedroom residence on large site of c. 2.2 acres with outbuildings to rear located c. 1 mile outside the village of Loughglynn, just off the Castlerea road. Accommodation includes reception hallway, sitting room, kitchen/dining room, utility, bedrooms 4 in all and bathroom.

There is an option to purchase an additional c. 18.9 acres of land.

Enquires invited for immediate sale.

For further details and to arrange a viewing contact the office on 090 6663700.

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: [info@ivanconnaughton.com](mailto:info@ivanconnaughton.com)

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>15'8" x 3'1"</i>	<i>Wooden flooring, dado railing, glass panel entrance doorway</i>
<i>Sitting Room</i>	<i>15'8" x 12'4"</i>	<i>Wooden flooring, open fire, recessed lighting, ceiling coving, feature wall lights</i>
<i>Kitchen/Dining Room</i>	<i>11'3" x 12'2"</i>	<i>Tiled flooring, Stanley oil fired range, fully fitted kitchen units, ornate ceiling light, centre breakfast island, double door into sitting room</i>
<i>Utility Room</i>	<i>10'5" x 7'4"</i>	<i>Tiled flooring, plumbed for washing machine and dryer, fully fitted cupboards and counter top, oven and four ring hob with extractor hood</i>
<i>Bedroom 1</i>	<i>11'7" x 6'</i>	<i>Wooden flooring, fully fitted wardrobes, window overlooking front gardens</i>
<i>Bedroom 2</i>	<i>11'11" x 9'8"</i>	<i>Wooden flooring, fully fitted wardrobes, window overlooking front gardens</i>
<i>Bedroom 3</i>	<i>11'7" x 7'8"</i>	<i>Wooden flooring, fully fitted wardrobes, overlooking lawned area to side of property</i>
<i>Bedroom 4</i>	<i>10'3" x 7'4"</i>	<i>Wooden flooring, fully fitted wardrobes, overlooking lawned area to side of property</i>
<i>Bathroom</i>	<i>7'2" x 7'2"</i>	<i>Toilet, wash hand basin, bath, shower with enclosure, fully tiled floor to ceiling</i>
<i>Hallway 2</i>	<i>13'7" x 3'3"</i>	

#### **OTHER FEATURES**

- *Recently re-decorated*
- *Deceptively large internally*
- *Outbuildings to rear*
- *Driveway extends to rear*
- *Option to purchase additional c. 18.9 acres*
- *Enquires invited for immediate sale*

# CONNAUGHTON AUCTIONEERS

[www.connaughtonauctioneers.ie](http://www.connaughtonauctioneers.ie)

Follow us on:   

Office Number: 090 666 3700 Mobile: 086 8985013

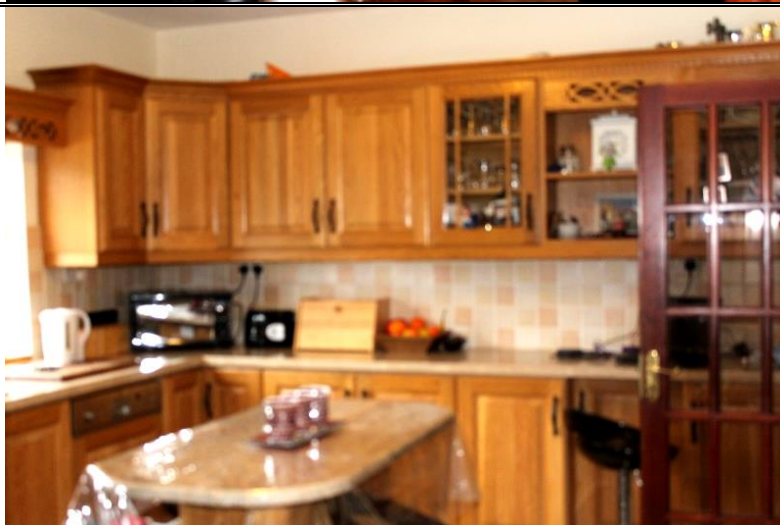
*Reception  
Hallway*



*Sitting Room*



*Kitchen/ Dining  
Room*



These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: [info@ivanconnaughton.com](mailto:info@ivanconnaughton.com)



*Bedroom*



*Bedroom*



*Bedroom*



*Bathroom*



*Outbuildings to Rear*



*View From Rear of Property*



These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: [info@ivanconnaughton.com](mailto:info@ivanconnaughton.com)



# MAP OF PROPERTY

