

# For Sale

Residence on c. 30.6 Acres at  
Rathbrennan, Co. Roscommon, F42 F886  
3 Bedrooms | Farm Land



**FINAL OFFERS BY 2PM FRIDAY 26<sup>TH</sup> JUNE**  
Price on Application

Prime property to come onto the open market for sale comprising three bedroom residence and outbuildings altogether standing on c. 30.6 Acres of excellent quality lands with extensive road frontage, located in renowned farming district c. 2.5 miles from Roscommon Town. The residence is in good condition with accommodation comprising reception hallway, living/dining room, kitchen, back hallway, bedrooms three in all and bathroom.

The property is being offered for sale as follows:

Lot 1 - c. 30 Acres

Lot 2 - Residence and outbuildings on c. 0.6 Acres

Lot 3 - Entire Property - Residence and outbuildings on c. 30.6 Acres

The auctioneer invites enquires and offers for immediate sale.

For further details, contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated.

Solicitor for the carriage of sale: Ms. Joan Devine Bridge St, Vesnoy, Strokestown, Co. Roscommon (071) 963 4608



## Reception Hallway

14'9" (4.5m) x 3'1" (0.94m) Upvc doorway to, tiled floor, wall lights



## Living/Dining Room

15'4" (4.67m) x 12'2" (3.71m) Feature Stanley solid fuel stove (assists heating) with feature brick outset, wooden floor, hotpress (airing cupboard) off, coving, centre rose and light



## Kitchen

13'6" (4.11m) x 7'8" (2.34m) Fully fitted kitchen including built in gas cooker, washing machine, fridge freezer, wooden floor, inset tiling, spotlights



## Back Hallway

6'0" (1.83m) x 3'8" (1.12m) Upvc doorway to, tiled floor



## Bedroom One

12'6" (3.81m) x 11'1" (3.38m) Wooden floor

## Bedroom Two

10'6" (3.2m) x 10'3" (3.12m) Wooden floor, built in wardrobe

## Bedroom Three

10'6" (3.2m) x 8'9" (2.67m) Wooden floor

## Bathroom

7'6" (2.29m) x 4'4" (1.32m) Toilet, wash hand basin, shower, fully tiled





- Oil Fired Central Heating
  - Outbuildings to Rear - Shed 1: 23'9" x 10'5", accessed by front and rear. Shed 2: 33'2" x 14'8", two doors to front, three doors to rear
  - Laid lawns, overall site area c. 0.6 acres
  - Block wall to front
  - Driveway to front
  - Mature trees on boundaries
- If residence & lands are sold separately, residence will have private entrance & stock proof fencing erected on boundaries





