

**FOR SALE**

**Mullen  
Frenchpark  
Co. Roscommon  
F45 ED27**

**PRICE REGION: OFFERS EXCESS €75,000**

**BER F**

Property Reference: M2142



Charming two bedroom cottage in good condition with garage/shed to front altogether standing on c. 0.61 acres and fronting onto Carricknabraher River. Located just off the Frenchpark/Castlereagh road, the property is situated on a private site with viewing highly recommended. Accommodation includes living/sitting room, kitchen/dining room, bedrooms two in all and bathroom.

To arrange a viewing contact the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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 F42 TW70  
Office Tel: 090-6663700 E-mail: [info@connaughtonauctioneers.ie](mailto:info@connaughtonauctioneers.ie)

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Sitting/Living Room</i>	<i>14'10" x 12'5"</i>	<i>Upvc door to front, tiled floor, solid fuel stove</i>
<i>Kitchen/Dining Room</i>	<i>14'7" x 11'7"</i>	<i>Fitted units, built in cooker, hob, hotpress (airing cupboard off), tiled floor, sliding door to rear</i>
<i>Bedroom 1</i>	<i>12'5" x 10'2"</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>12'4" x 7'9"</i>	<i>Wooden floor</i>
<i>Bathroom</i>	<i>7'11" x 7'10"</i>	<i>Toilet, wash hand basin, shower, tiled floor</i>

**OTHER FEATURES**

- *Former residence (now being used as a Garage) to front 14'3" x 12'5"*
- *Standing on c. 0.61 acres*
- *Fronting onto Carricknabraher River*

**MAP OF PROPERTY**



**LIVING/ SITTING ROOM**



**LIVING/ SITTING ROOM**



**KITCHEN/ DINING ROOM**



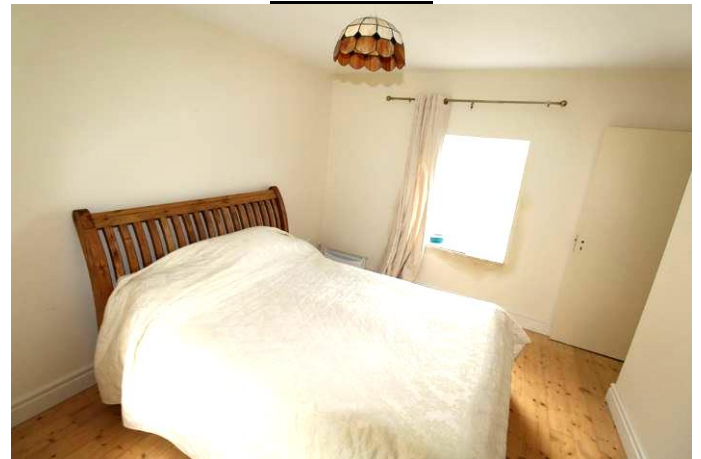
**KITCHEN/ DINING ROOM**



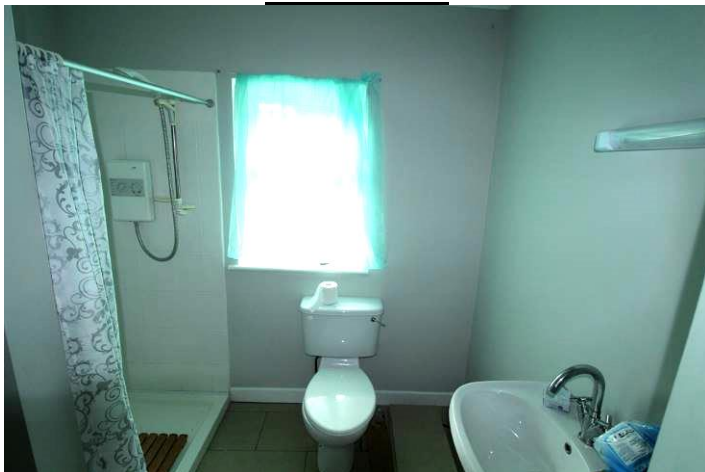
**BEDROOM**



**BEDROOM**



**BATHROOM**



**GARAGE/ SHED**



**FRONT OF COTTAGE**



**FRONT OF COTTAGE**



**FRONT OF COTTAGE**



**GARDEN TO FRONT**



**REAR VIEW OF COTTAGE**



**REAR VIEW OF COTTAGE**



**REAR VIEW OF COTTAGE**



**GARDEN TO REAR**

