

FOR SALE

**“Cave Adsum”
Mantuar & Carrigeen
Frenchpark
Co. Roscommon**



Prime residential farm with Equestrian Interest comprising c. 37.11 acres situated in a tranquil private setting with excellent riding out areas fronting onto the Mantua and Breedoge Rivers which access Lough Gara. The residence is fully refurbished including new dry-lining, insulation, double glazing with new plumbing and electrics throughout. The residential accommodation includes a two bedroom residence in excellent condition with farm buildings in close proximity including hayshed, extensive range of stables and a loose shed. The lands are set out in four lots well fenced into grazing paddocks with electricity and water to all sheds and hold huge potential for grazing or forestry. Conveniently located to Frenchpark, Elphin and Carrick-on-Shannon, viewing of this property comes highly recommended.

For further details contact the office on 090 6663700

Solicitor for the carriage of sale: Marita Dockery Solicitor, Main Street, Elphin, Co. Roscommon: Tel: 071 9635350

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.

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>		<i>Upvc doorway to</i>
<i>Sitting/Living Room</i>	<i>15'8" x 11'7"</i>	<i>Door to front and rear</i>
<i>Kitchen</i>	<i>11'8" x 11'</i>	<i>Fully fitted brand new built-in "Neff" kitchen including Stanley range for cooking and heating built in cooker, hob, extractor fan, fridge freezer, washing machine</i>
<i>Bedroom 1</i>	<i>13'5" x 10'3"</i>	<i>Carpeted, incorporating en-suite – toilet, wash hand basin, bath</i>
<i>Bedroom 2</i>	<i>12'3" x 11'10"</i>	<i>Carpeted, incorporating en-suite</i>

OTHER FEATURES

- *Dual heating with Oil or Solid Fuel Option*
- *Laundry room adjacent residence with full washing facilities*
- *Private well water and treatment system*
- *Three bay hayshed (stalled for three horses) with lean to off with potential for conversion for six no. stables*
- *Outbuildings including four no. stables with pen adjacent*
- *Loose two bay shed to side 44' x 30', double door to front, door to rear*

Driveway



Sitting/ Living Room



Kitchen



Kitchen



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

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

Bedroom



Bedroom



En-Suite



Loose Shed



Loose Shed



Hayshed



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MAP OF PROPERTY

