

RESIDENCE FOR SALE

Residence on c. 3.29 acres at
Clogher Beg
Elphin

Co. Roscommon F45 VN24

PRICE REGION: OFFERS EXCESS €80,000



Property Reference: N2064A



Two Bedroom Residence and outbuildings adjoining on c. 3.29 acres at Clogher Beg, Elphin, Co. Roscommon. Three bay hayshed - 42' x 23' in size, excellent condition. Range of outbuildings to side - Overall size 30' x 12', doors to, set out into three.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, back hallway and bathroom, First Floor: bedrooms two in all.

For further details or 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: 09066 63700 E-mail: info@connaughtonauctioneers.ie

Room	Area (Approx)	Room Details
Ground Floor		
Reception Hallway	7' x 7'	Doorway to
Sitting Room	13'8" x 9'10"	Tiled fireplace, carpeted
Kitchen/Dining Room	16' x 10'6"	Fully fitted kitchen including built in solid fuel Stanley stove (assists heating), hotpress (airing cupboard) off, coving, tiled floor, inset tiling
Back Hallway		Door to side, tiled floor
Bathroom	6'5" x 6'3"	Toilet, wash hand basin, wetroom with shower, fully tiled
First Floor		
Landing		Carpeted
Bedroom 1	10'5" x 10'2"	Carpeted, en-suite off 10' x 4'8", toilet, wash hand basin, shower, fully tiled, storage area off
Bedroom 2	13'3" x 9'6"	Carpeted, wall to wall wardrobe with bed inset, feature wooden ceiling

OTHER FEATURES

- **3 bay hayshed – 42' x 23' in size, excellent condition**
- **Range of outbuildings to side – Overall size 30' x 12', doors to, set out into three**
- **Oil fired central heating**
- **Laid lawns**
- **Driveway stoned, extends to rear**
- **Block wall to front**
- **BER G**
- **Own well water**
- **Standing on c. 3.29 acres excellent quality lands**

SITTING ROOM



KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



BEDROOM



BEDROOM



DRIVEWAY



LAND



OUTBUILDINGS



OUTBUILDINGS



REAR OF PROPERTY

