

# For Sale

Residence on c.34.9 Acres At  
Clooneen, Athleague, Co. Roscommon F42 K272  
3 Bedrooms| Land Residential



## FINAL OFFERS BY 2PM FRIDAY 10<sup>TH</sup> JULY Price on Application

Prime property to come on the open market for sale comprising three bedroom residence with c. 3,000 sq.ft of outbuildings to rear, altogether standing on c. 34.9 acres of excellent quality lands, located adjacent Athleague Village. The residence is in need of modernisation with accommodation comprising entrance porch, sitting room, kitchen/dining room, living room, three bedrooms and main bathroom. Outbuildings include two-bay hay shed with leanto to both sides, garage, former milking parlour, outside wc & storage shed.

The property is being offered for sale as follows:

Lot 1 - Residence and outbuildings on c. 3.5 acres

Lot 2 - c. 31.4 Acres

Lot 3 - Entire Property - Residence and outbuildings onc. 34.9 acres.

The auctioneer invites enquiries for immediate sale

For further details contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated



### **Entrance Porch**

5'0" (1.52m) x 4'0" (1.22m) Carpeted flooring

### **Sitting Room**

9'5" (2.87m) x 13'0" (3.96m) Open fireplace, carpeted flooring



### **Living Room**

12'8" (3.86m) x 13'4" (4.06m) Open fireplace, feature wooden ceiling

### **Kitchen/Dining Room**

12'8" (3.86m) x 12'2" (3.71m) Fitted units, Stanley Super 8 range with assists heating



### **Bedroom One**

13'6" (4.11m) x 6'4" (1.93m) Wooden flooring

### **Bedroom Two**

13'0" (3.96m) x 10'0" (3.05m) Wooden flooring

### **Bedroom Three**

12'6" (3.81m) x 11'3" (3.43m)



### **Bathroom**

9'4" (2.84m) x 7'0" (2.13m) Toilet, wash hand basin, bath with shower over



- Block wall to front
- Three entrances to front boundary
- Dual heating, both OFCH and solid fuel
- Extensive range of outbuildings
- Septic tank
- Adjacent Athleague National School
- Within walking distance of village
- Range of mature trees and shrubbery on site
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# **MAP OF PROPERTY**

