

# For Sale

Residence on c. 4.18 Acres, Torpan More, Ballyforan,  
Co. Roscommon. H53 WP04

| Land Residential



## Price Region: Offers in Excess of €125,000

Attractive four bedroom residence standing on c. 4.18 Acres of excellent quality lands with outbuildings including two bay hay shed with lean to's off, stables, yard, pen & crush. The residence is in need of minor works and qualifies for the vacant property grant as it is unoccupied for over 2 years. The residence occupies an area of c. 861 sq.ft and outbuildings c. 2,765 sq.ft which is ideal for someone looking for a small residential holding with outbuildings on the Roscommon/Galway border and in close proximity to the Towns of Athlone, Ballinasloe & Roscommon.

Viewing comes highly recommended and is by appointment only.

**For further details or to arrange a viewing, contact Connaughton Auctioneers on  
090-6663700**

**Hallway**

11'11" (3.63m) x 3'5" (1.04m)

**Sitting/Dining Room**

14'4" (4.37m) x 13'9" (4.19m)

**Kitchen**

10'11" (3.33m) x 10'1" (3.07m)

**Bedroom 1**

12'8" (3.86m) x 9'10" (3m)

**Bedroom 2**

10'10" (3.3m) x 9'3" (2.82m)

**Bedroom 3**

10'10" (3.3m) x 8'4" (2.54m)

**Bedroom 4**

11'0" (3.35m) x 7'10" (2.39m)

**Bathroom**

10'1" (3.07m) x 6'0" (1.83m)

**OTHER FEATURES**

- Ideal opportunity to acquire residence & land with outbuildings
- Excellent quality lands
- Located just off the Four Roads to Ballyforan Road
- Residence qualifies for Vacant Property Grant
- Private well water, mains water piped but not connected
- Septic tank





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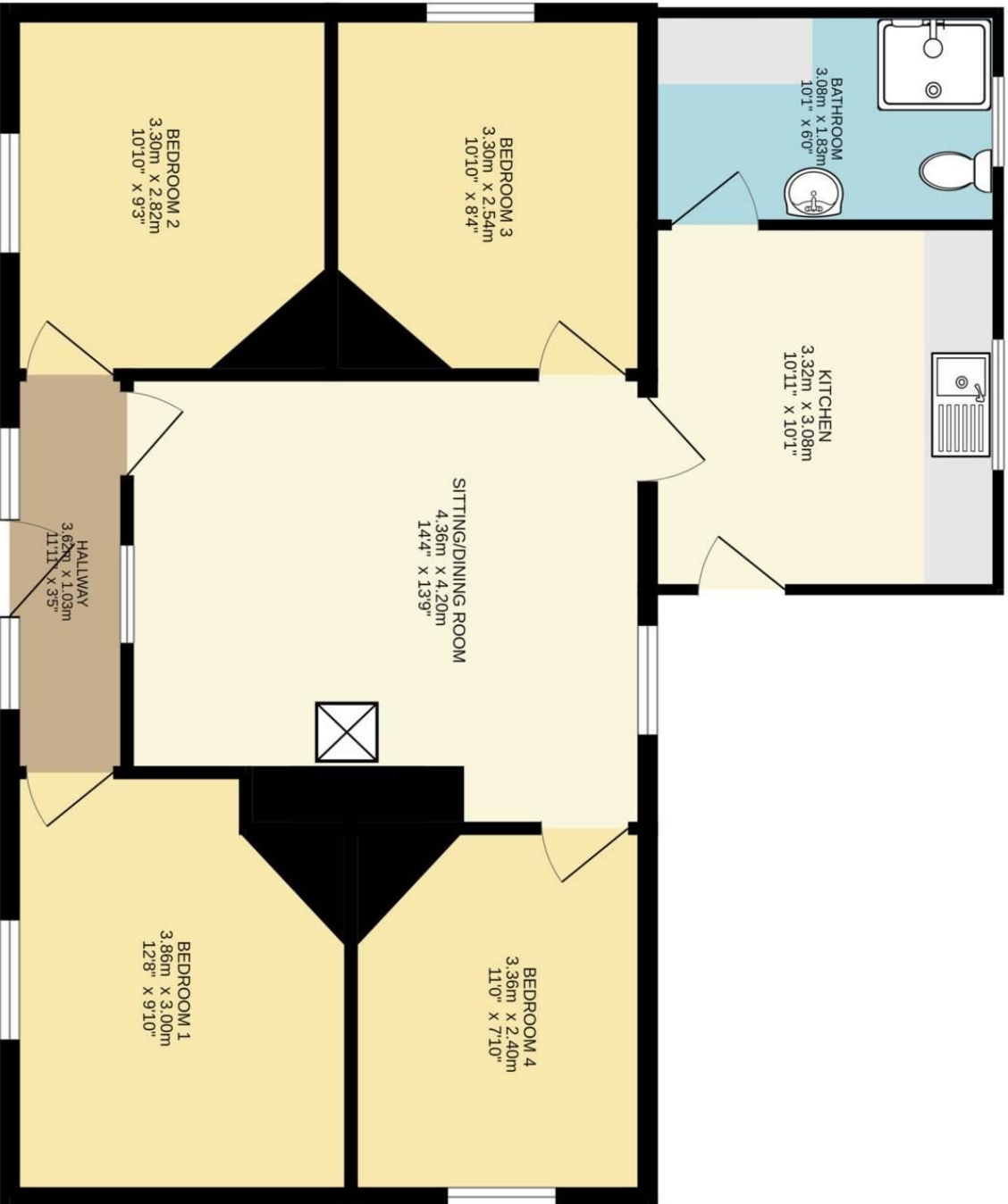


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Approx. floor area  
80m<sup>2</sup> / 861ft<sup>2</sup>



79m<sup>2</sup>  
850ft<sup>2</sup>

178m<sup>2</sup>  
1915ft<sup>2</sup>

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.



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