

Pat Hughes & Co. Ltd



AUCTIONEER & VALUERS

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FOR SALE

**Circa 43 acre Residential Farm – Folio RN12501, for the Reps of the late Maisie Farrell, Deceased
At Roxboro, Roscommon, F42 AK70**



The property can be sold in one or more lots to suit. Accommodation consists of: Kitchen, Dining Room, Sitting Room, 3 Bedrooms and Bathroom downstairs, with 2 further Bedrooms upstairs. There are several out-offices including hay shed and lean-to. The property is situated less than 2 miles from Roscommon town, convenient to schools and all local amenities.

Lot 1 Residence on circa 34 acres - € 250,000

Lot 3 Residence on circa 3 acres - € 110,000

Lot 2 Circa 9 acres - € 80,000

Lot 4 Circa 31 acres - € 150,000

Legal: Carmel Leahy, Thomas K Madden & Co. Solicitors, 1 Camlin View, Deanscurragh, Longford, (043) 334 1192

Every care is taken in preparing the particulars which are for guidance only. Areas/Dimensions are approximate and any intending purchasers should confirm same.