

RESIDENCE FOR SALE

“Honeypot Farm”

Corramore

Athleague

Co. Roscommon F42 HK35



Charming two bedroom cottage recently renovated to a very high standard altogether standing on c. 5.26 acres with extensive frontage onto The River Suck. Located at the end of a country lane on the Roscommon/Galway border, “Honeypot Farm” offers the prospective purchaser a luxury private residence, good quality lands with some woodland and river frontage in a much sought after area. Accommodation includes Ground Floor: reception hallway, sitting room, living/dining room, kitchen, First Floor: bedrooms 2 in all and bathroom.

Viewing comes highly recommended and is strictly by appointment.

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 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.

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

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

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>7' x 4'9"</i>	<i>Upvc doorway to, tiled floor</i>
<i>Sitting Room</i>	<i>15'10" x 13'6"</i>	<i>Carpeted, wooden ceiling</i>
<i>Living/Dining Room</i>	<i>13'4" x 12'2"</i>	<i>Charnwood solid fuel stove (assists heating) with feature outset, wooden floor, wooden ceiling, hotpress (airing cupboard off), stairs to first floor</i>
<i>Kitchen</i>	<i>16' x 9'7"</i>	<i>Fully fitted kitchen including built in Elan electric oven/gas hob and extractor fan, sink, wooden floor, double doors to rear, Wainscotting to walls</i>
<i>First Floor</i>		
<i>Landing</i>	<i>13' x 3'</i>	<i>Carpeted, storage area off</i>
<i>Bedroom 1</i>	<i>11'4" x 11'</i>	<i>Carpeted, storage area off, Velux window</i>
<i>Bedroom 2</i>	<i>15'2" x 9'5"</i>	<i>Carpeted, Velux windows to rear, window to side, storage area off</i>
<i>Bathroom</i>	<i>8'3" x 5'10"</i>	<i>Toilet, wash hand basin, bath, wooden floor, part wall tiling, storage area off</i>

OTHER FEATURES

- ***Garden shed to side 13'8" x 10', double doors to***
- ***Laid lawns, large garden to rear of residence***
- ***Driveway to front stoned***
- ***Overall area c. 5.26 acres***
- ***Residence recently fully renovated***

RECEPTION HALLWAY



RECEPTION HALLWAY



SITTING ROOM



KITCHEN



KITCHEN



KITCHEN



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LIVING/ DINING ROOM



LIVING/ DINING ROOM



LANDING



BEDROOM 1



BEDROOM 2



BEDROOM 2



BATHROOM



VIEW FROM ENTRANCE



LANDS TO REAR



LANDS TO REAR



REAR VIEW OF HOUSE



GARDEN SHED



GARDEN TO REAR



FRONT OF HOUSE



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FRONT OF HOUSE



MAP OF PROPERTY

