

For Sale

Lot 1: Residence & Outbuildings On c. 6.85 Acres At
Ishlaun, Ballaghaderreen, Co. Roscommon F45 RT62
3 Bedrooms| Bungalow

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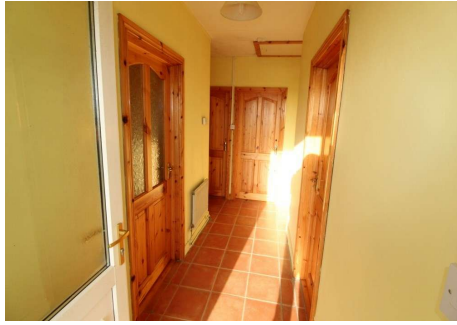


**Final offers by 12pm Friday 15th January
2021**

Guide Price: €100,000

Prime property to come on the open market comprising three bedroom residence and outbuildings altogether standing on c.6.85 Acres, located c. 2 miles from Ballaghaderreen, on the Roscommon/Mayo Border. The residence is in good condition with extensive range of outbuildings to rear. Accommodation includes porch to front, reception hallway, sitting room, dining room, kitchen, bathroom, living room/bedrooms three in all and bathroom. The Auctioneer invites enquiries and offers for immediate sale.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also
accommodated.**



Porch to Front

Reception Hallway

13'9" (4.19m) x 4'3" (1.3m) Upvc door to, tiled floor, Stira stairs to attic



Sitting Room

15'3" (4.65m) x 11'10" (3.61m) Tiled fireplace, wooden floor, hotpress (airing cupboard) off, door to reception hallway and dining room

Living Room/Bedroom One

15'2" (4.62m) x 12'2" (3.71m) Tiled fireplace, built in units



Dining Room

12'0" (3.66m) x 10'6" (3.2m) Tiled floor, fitted units, feature timber ceiling

Kitchen

8'6" (2.59m) x 7'3" (2.21m) Fitted units, cooker, firdge, tiled floor, inset tiling, door to rear, timber to ceiling and part walls



Bedroom Two

12'0" (3.66m) x 10'0" (3.05m) Carpeted, built in wardrobe



Bedroom Three

8'10" (2.69m) x 8'7" (2.62m) Carpeted

Bathroom

8'7" (2.62m) x 5'2" (1.57m) Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling

- Oil fired central heating
- Block wall to front
- Driveway to side, concreted
- Laid lawn to front
- Seperate entrances to residence & outbuildings
- Two bay hayshed with lean to
- Two bay open shed
- Extensive range of outbuildings

