

**FOR SALE** | By private treaty

**POWER**  
PROPERTY

Limerick | Galway | Athlone

# Cappalisheen, Kiltoom, Athlone, Co. Roscommon

RESIDENTIAL



## Cottage on 0.5 Ha (1.24 Acres)

- Secluded cottage on a large site in a highly sought after location near Hodson Bay outside Athlone.
- 3.7km from the pier at Hodson Bay on Lough Ree. This is an ideal base for angling, boating, watersports and much more.
- Excellent Road access via the L20202 and is just 650m from N61 Athlone to Roscommon Road and 5.5km from Junction 12 on the M6 Dublin to Galway Motorway.
- May qualify for the derelict house refurbishment grant of up to €70,000.

### ENQUIRIES TO



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Find out more online at [ppg.ie](http://ppg.ie)

# FOR SALE | By private treaty | Derelict Cottage

## LOCATION

This property is located in a quiet rural area along the L20202 which is accessed off the N61 Athlone to Roscommon Road opposite The Church of the Risen Christ, Ballybay. The cottage is towards the end of a cul-de-sac and it is not immediately visible from the road, though the red barrelled-roof barn is and this is adjacent to the entrance. The surrounding area benefits from all local amenities including the Hodson Bay Hotel, Lough Ree, Ballybay National School, Daly's Tavern, Athlone Golf Club and the local GAA and soccer clubs which are all within 5 minutes' drive. The property is 8km from the centre of Athlone and just over 5km from the M6 Dublin to Galway Motorway.

## DESCRIPTION

This property contains a small traditional cottage extending to 45 sq. m. in derelict condition and in need of complete refurbishment. It sits on a lovely site of 0.5 Ha (1.24 acres) which is slightly elevated close to the road then falls gently away towards the N61 to the east. The land has been neglected. In addition, there is a 40 sq. m. stone-built outhouse with corrugated metal roof in poor condition that is ideal for conversion and a two-bay open round roof shed with lean-to's which extends to 170 sq. m.

## FEATURES

- Derelict cottage which may be eligible for refurbishment grants of up to €70,000
- Secluded and tranquil setting yet close to all amenities
- Mains' water and electricity connections available
- Potential to develop, extend and refurbish the cottage and outbuildings

## ACCOMMODATION

Cottage – 45 sq. m. (485 sq. ft.)  
Stone Shed – 40 sq. m. (430 sq. ft.)  
Two-Bay shed – 170 sq. m. (1,830 sq. ft.) incl. Lean-to's

## FOLIO

RN30565

## CO-ORDINATES

53.463736, -8.015419

## BER RATING

Exempt

## QUOTING PRICE

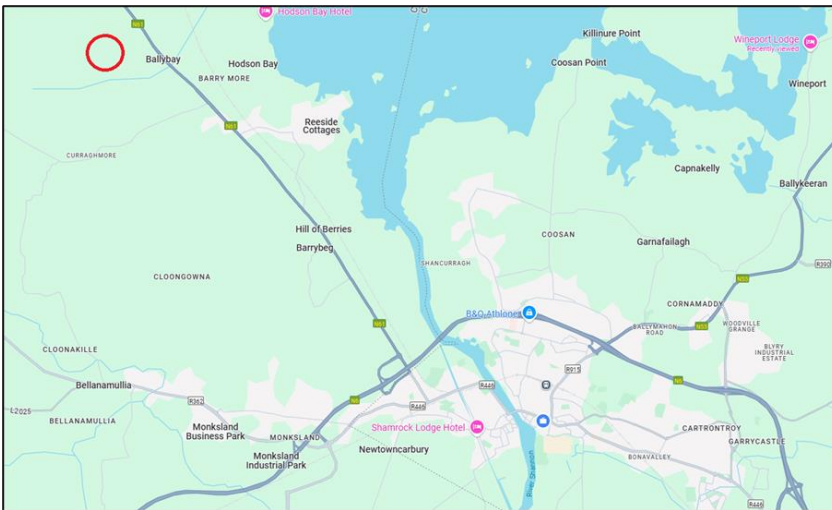
Offers Over €95,000

## VIEWING

Strictly by appointment with the sole agents Power Property

## ENQUIRIES TO

Kathy McDonagh or Andrew Carberry on 090 64 89000



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