

For Sale by Online Auction

Residence on c. 71.85 Acres (In Lots),
Ardmullen, Kiltoom, Co. Roscommon. N37 FY22



LSL PLATFORM – FRIDAY 29th MAY 2026 @ 3PM

Prime residential farm to come to market comprising a four bedroom bungalow residence (c. 967 sq.ft) and granary adjacent altogether standing on c. 71.85 acres of prime limestone lands in renowned farming district in south Roscommon and just 10 km from Athlone Town/ M6 Dublin to Galway Motorway. The lands are in folio RN3142F and are being offered as follows:

Lot 1 - Residence & Granary on c. 35.75 Acres (Fronting onto two roads with potential for sites)

Lot 2 - c. 36.10 Acres of lands with potential for site

Lot 3 - Entire Property: Residence and Granary on c. 71.85 Acres (Lot 1 & 2 combined)

DNG Ivan Connaughton as sole selling agents invite enquiries.

Viewing by appointment only with the auctioneer.

Legals: Dara Hayden Solicitor, Hayden & Co. Solicitors, Athlone. Tel: 0906470622

Entrance Hall

2.26m (7'5") x 1.73m (5'8")

Living Room

6.01m (19'9") x 3.99m (13'1")

Kitchen

3.01m (9'11") x 2.96m (9'9")

Bathroom

1.96m (6'5") x 2.17m (7'1")

Rear Hallway

0.97m (3'2") x 2.23m (7'4")

Bedroom 1

3.48m (11'5") x 3.76m (12'4")

Bedroom 2

2.4m (7'10") x 4.12m (13'6")

Bedroom 3

2.95m (9'8") x 3.98m (13'1")

Bedroom 4

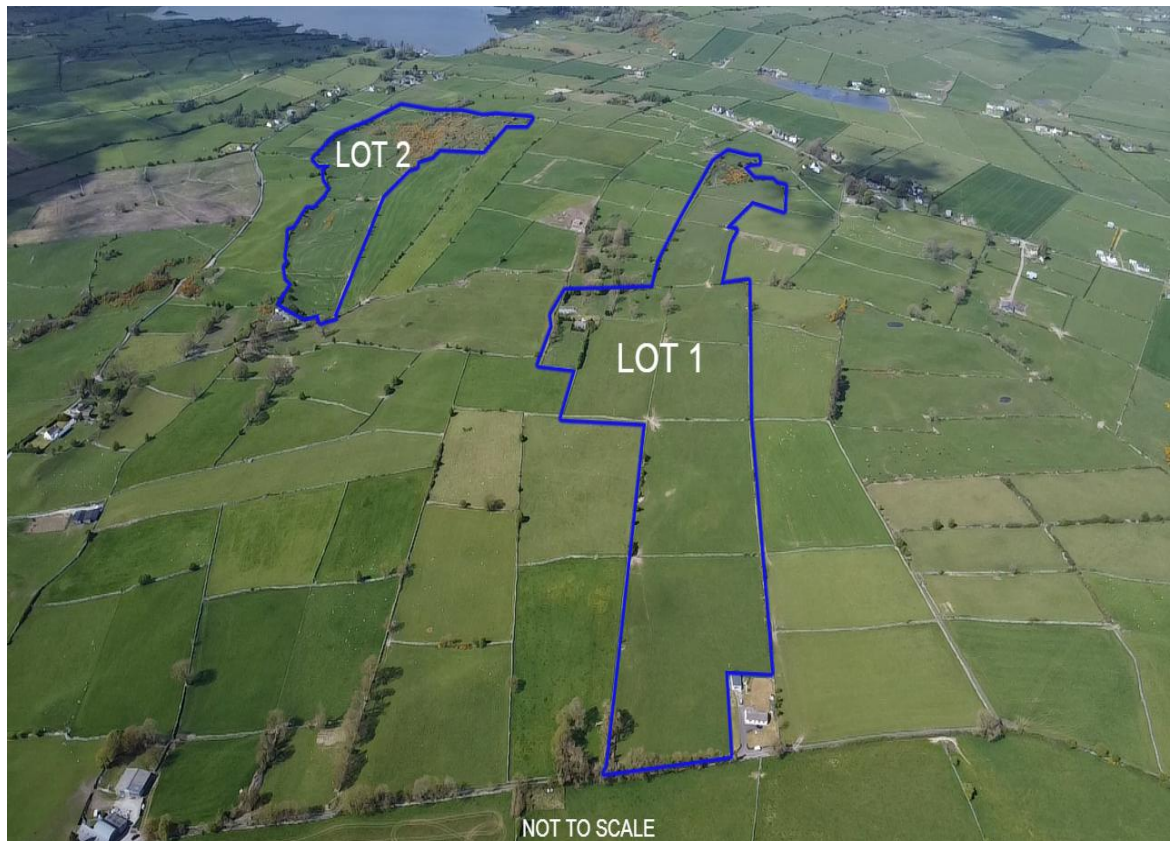
2.94m (9'8") x 3.96m (13'0")



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Lot 3

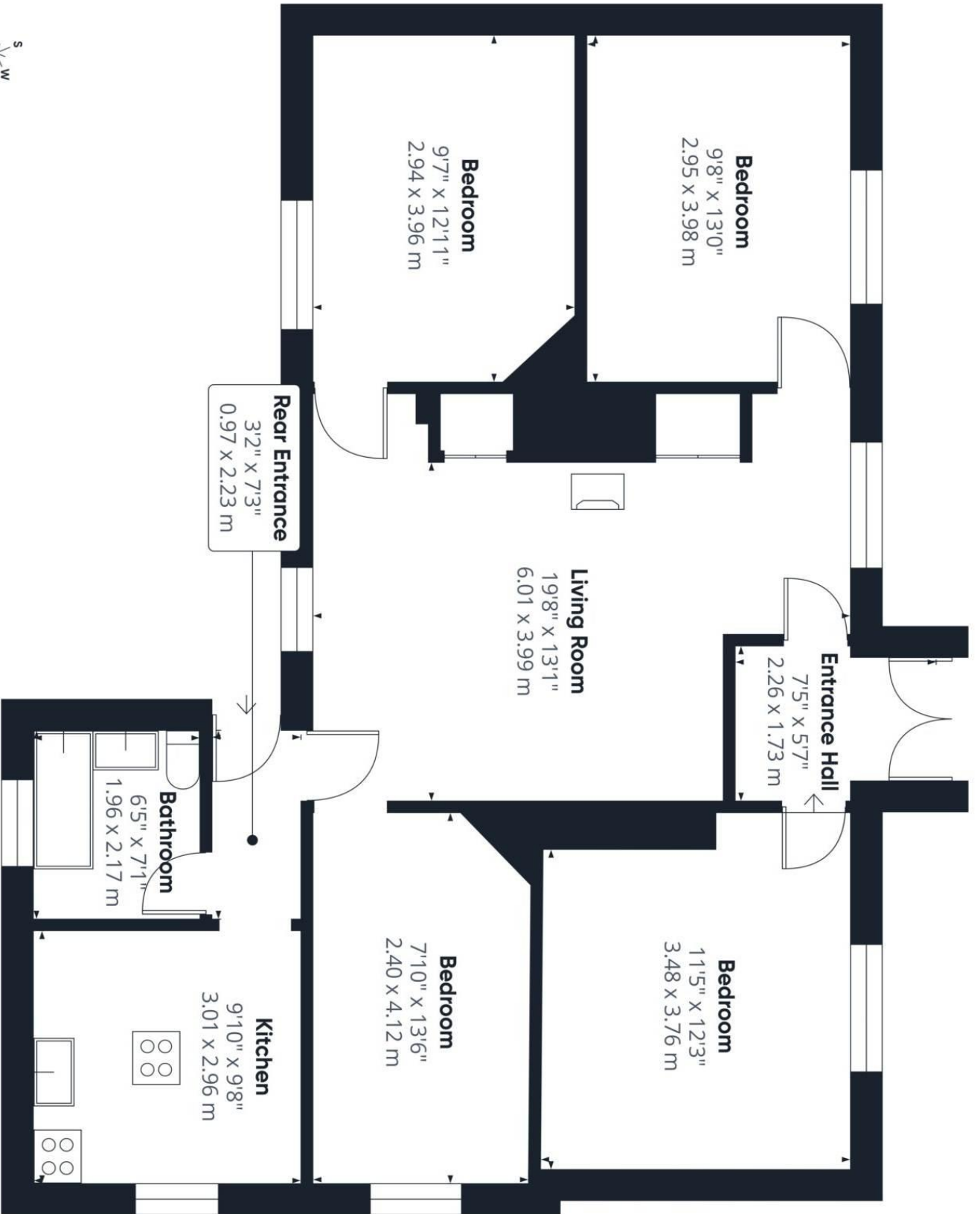


Lot 1 – Residence & Granary on c.



Lot 2 – c. Acres





Approximate total area⁽¹⁾
967 ft²
89.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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