

# For Sale

Residence on c. 0.55 Acres, Bellanacarrow,  
Athleague, Co. Roscommon. F42 HD58

DOUGLAS NEWMAN GOOD  
**DNG**

IVAN  
CONNAUGHTON

BER **B**



**Guide Price: Offers Excess €295,000**

DNG Ivan Connaughton are delighted to present this impressive three-bedroom detached dormer residence standing on a beautifully maintained site extending to approximately 0.55 acres at Bellanacarrow, Athleague, Co. Roscommon. F42 HD58.

Occupying a peaceful countryside setting in a highly sought-after location, this attractive cut-stone residence offers spacious and well-appointed accommodation throughout and is presented in excellent condition.

The property is approached via a gravel driveway and is surrounded by beautifully landscaped lawns to the front, rear and sides, providing excellent privacy and generous outdoor space. Combining traditional charm with modern comfort, this fine home offers an ideal setting for family living in a picturesque rural environment.

Accommodation at ground floor level comprises a welcoming entrance hallway, a spacious sitting room with solid fuel stove, a bright kitchen, utility room, formal dining room, a generous double bedroom and a family bathroom.

The first floor accommodates two spacious en-suite bedrooms. The principal bedroom benefits from a large walk-in wardrobe together with excellent floor space and attractive countryside views, while the second bedroom also enjoys en-suite facilities and ample storage.

The property occupies a highly convenient location close to the Roscommon/Galway border, within easy reach of Athleague Village, Roscommon Town, Ballinasloe and Athlone. This strategic location offers excellent connectivity while retaining all the benefits of peaceful countryside living, with the River Suck located nearby.

Further enhancing the appeal of the property is the option to acquire approximately 12 acres of adjoining agricultural lands. Benefiting from extensive frontage onto the River Suck, the lands offer excellent potential for agricultural, equestrian and recreational pursuits, presenting a rare opportunity to create a substantial riverside holding in this scenic location.

Note: The land can be sold altogether or subdivided subject to market interest.

This is a unique opportunity to acquire a quality family home combining generous accommodation, mature landscaped grounds and an enviable countryside setting close to the River Suck.

Viewing is highly recommended and is by appointment only.

**For further details, contact DNG Ivan Connaughton on 090-6663700.**



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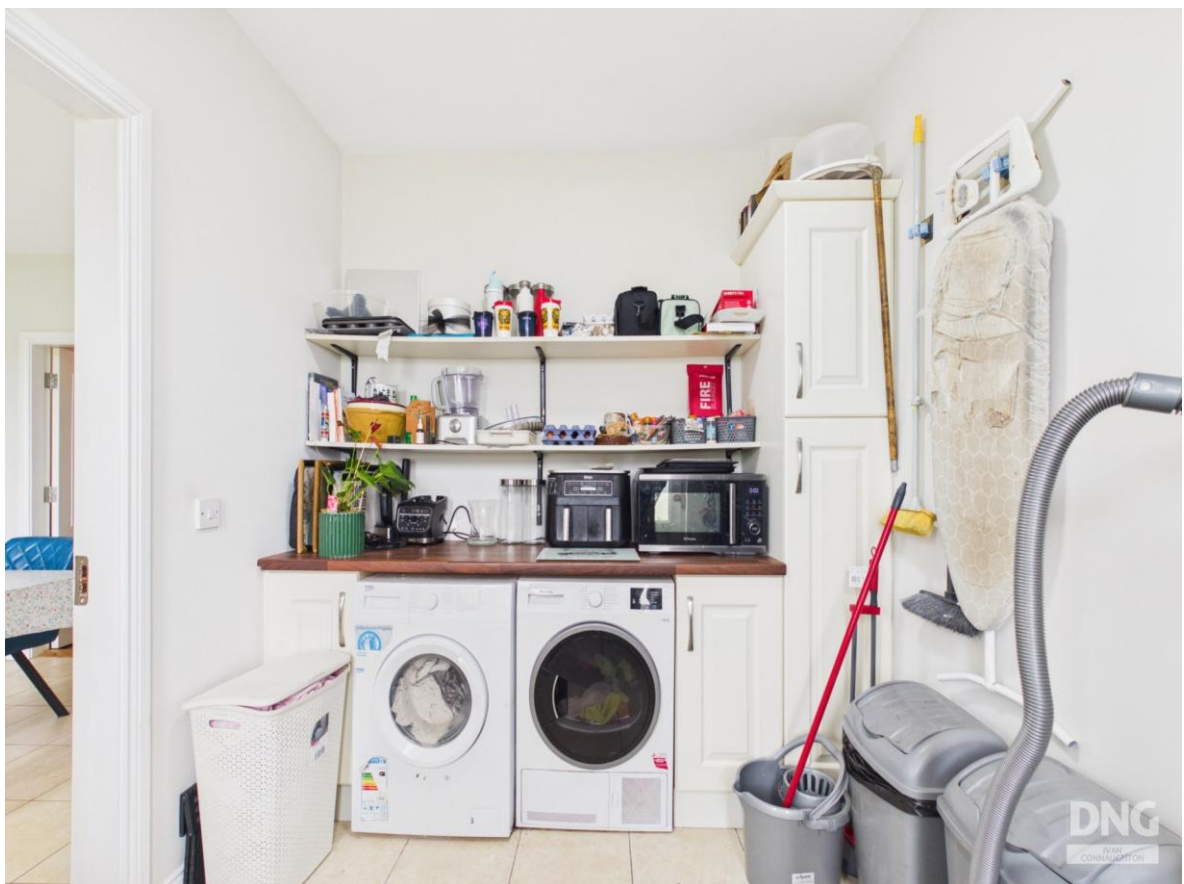
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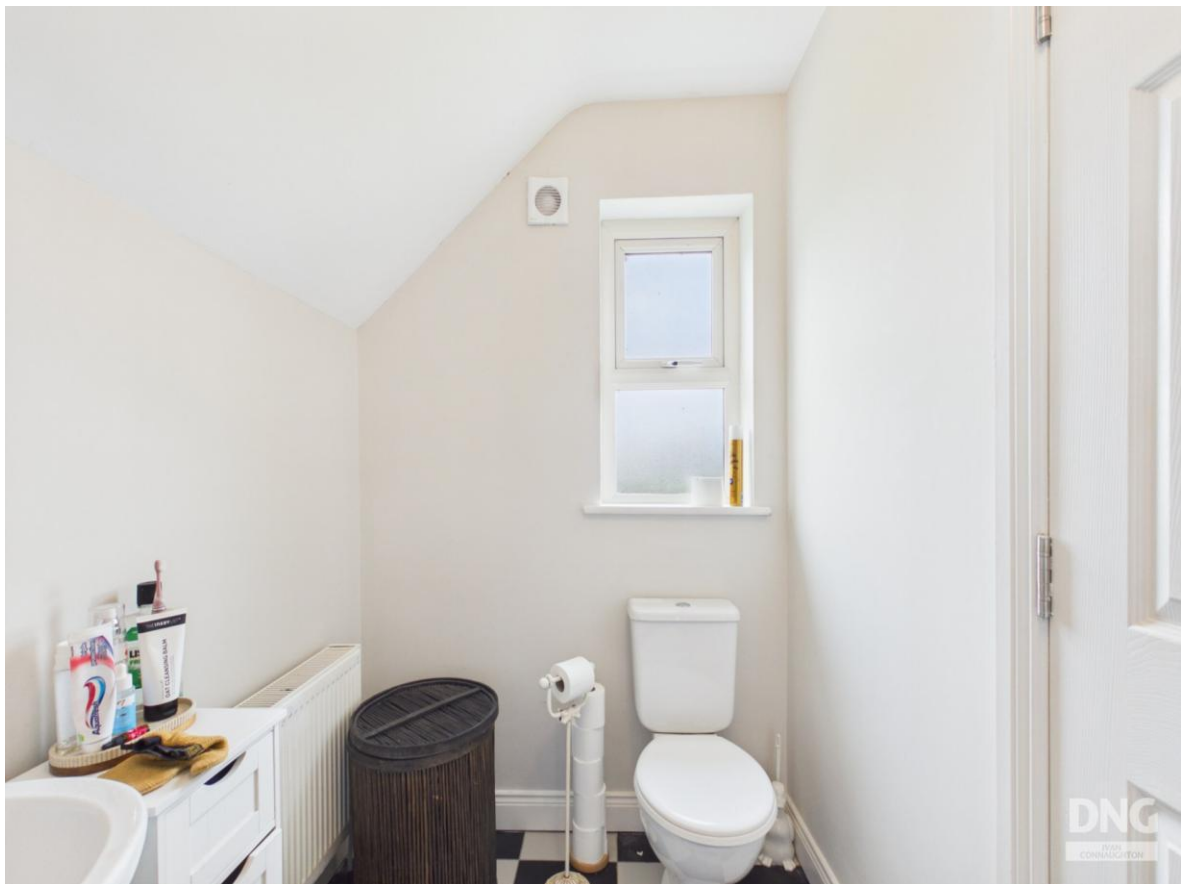
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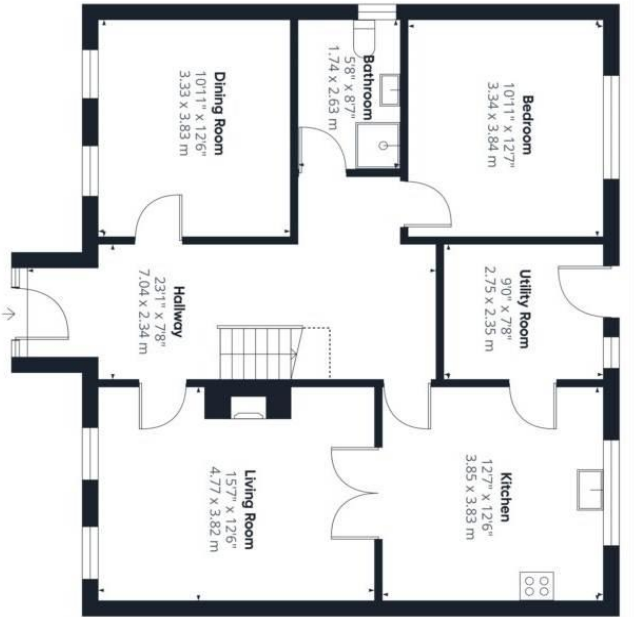
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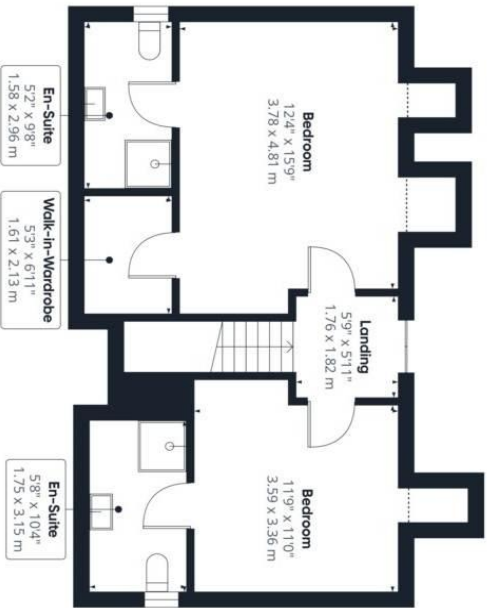
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Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**  
 1497 ft<sup>2</sup>  
 139 m<sup>2</sup>

**Reduced headroom**  
 39 ft<sup>2</sup>  
 3.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5'0"/1.5 m

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

GIRAFFE 360