

RESIDENCE FOR SALE

**“Derryhippo
Thatched Cottage”
Creggs
Co. Roscommon**



Beautiful three bedroom traditional Irish Thatched Cottage has arrived on the market in quiet rural location c. 10 miles from Roscommon Town and under a hours drive from Galway City. This cottage has many of the original features which have been maintained and restored over the years. The thatched roof is in excellent condition and is becoming a rare sight to behold in the countryside around Ireland nowadays. Tucked away at the end of a picturesque country lane but under 15 minutes' drive to all the amenities Roscommon County Town has on offer Derryhippo Cottage has been a well know retreat for travellers around the world for many years as it was rented as a self-catering cottage which was Bórd Fáilte approved.

Viewing comes highly recommended and can be arranged by contacting 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

Representing excellent value in todays market the history contained within the four walls of this unique property awaits to be inherited by the discerning purchaser who wants to rescue this beautiful property from retirement and take it on its next chapter in history. Accommodation includes porch to front, reception hallway, sitting room, living/dining room, utility, bedrooms three in all and bathroom.

<i>Room</i>	<i>Area (Approx)</i>	<i>Details</i>
<i>Porch To Front</i>	<i>3'6" x 3'3"</i>	<i>Feature half door to, blue banger slated floor</i>
<i>Reception Hallway</i>	<i>21' x 3'5"</i>	<i>Blue banger slated floor, doorway to</i>
<i>Sitting Room</i>	<i>16'4" x 10'4"</i>	<i>Feature fireplace with electric fire, wooden floor</i>
<i>Living / Dining Room</i>	<i>18' x 9'8"</i>	<i>Wooden floor, tiled fireplace</i>
<i>Utility</i>	<i>10'9"x 10'2"</i>	<i>Fitted units, blue banger slated floor, door to side</i>
<i>Bedroom 1</i>	<i>13' x 9'3"</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>13' x 6'7"</i>	<i>Wooden floor</i>
<i>Bedroom 3</i>	<i>14'4" x 11'2"</i>	<i>Wooden floor, vanity area, en-suite off</i>
<i>Bathroom</i>	<i>10'5" x 6'1"</i>	<i>Toilet, wash hand basin, bath with shower over, fully tiled, hotpress</i>

OTHER FEATURES

- ***Idyllic location approx. 2 miles from the Village of Creggs***
- ***Garage & utility room to rear of property***
- ***Unique 'blue bangor' slate flooring in porch, hallway, & utility***
- ***Wooden flooring in remaining rooms***
- ***Feature fireplace in sitting room***
- ***Beautiful thatched roof in excellent condition***

<i>FRONT DOOR</i>	
<i>SITTING ROOM</i>	
<i>LIVING ROOM</i>	
<i>BATHROOM</i>	

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BEDROOM



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***FRONT OF
PROPERTY***

