

Prime parcel of residential lands comprising three bedroom cottage standing on c. 33.5 acres set out in two lots located c. 2 miles from Glenamaddy, just off the Ballymoe road.

Lot 1 comprises c. 19.5 acres of predominantly excellent quality lands with three bedroom cottage in need of modernisation, three bay hayshed and outbuildings standing thereon (cottage can be sold separately on c. 0.5 acres if desired) and Lot 2 comprises c. 14 acres with c. 9.5 acres excellent quality. Overall this is a fine property to come on the market and can be sold in 1, 2 or 3 lots.

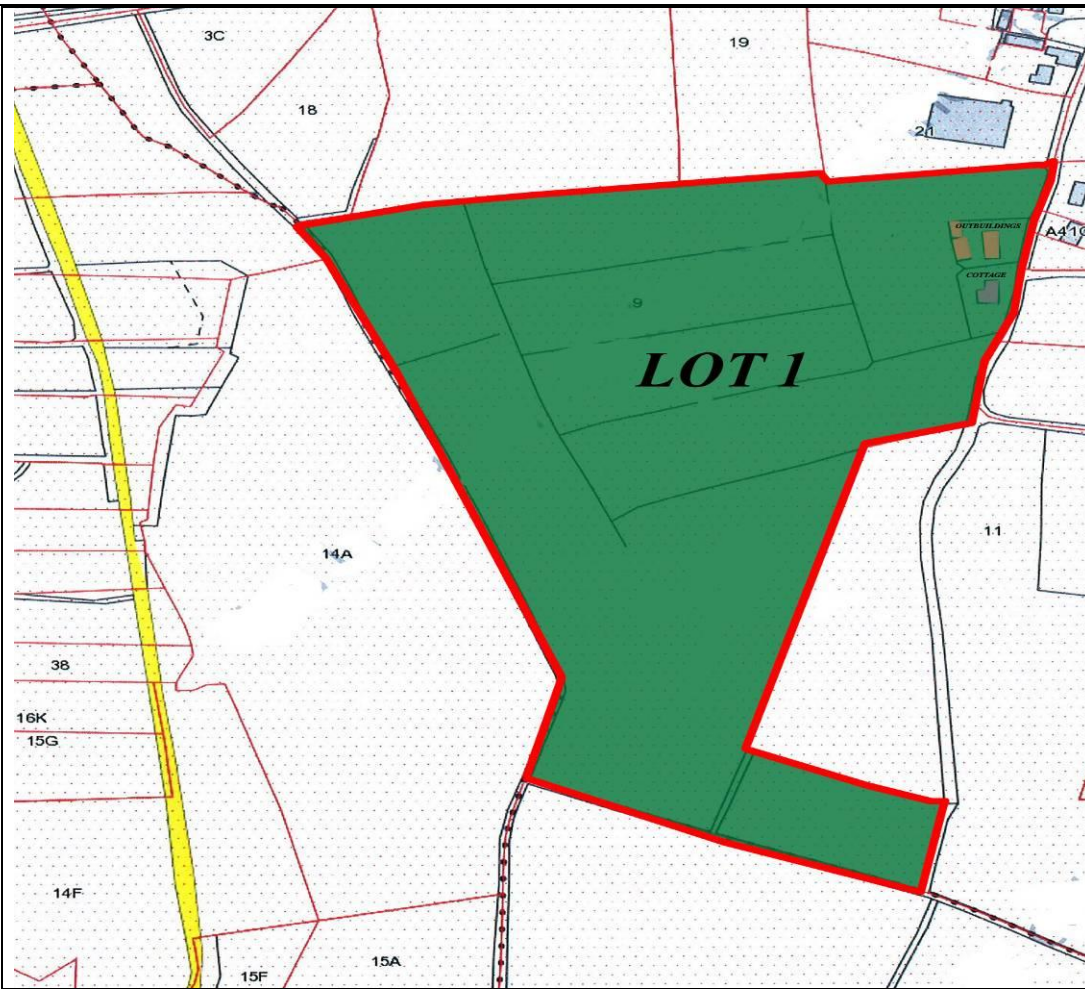
For further details and viewing contact the office on 090 6663700

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.

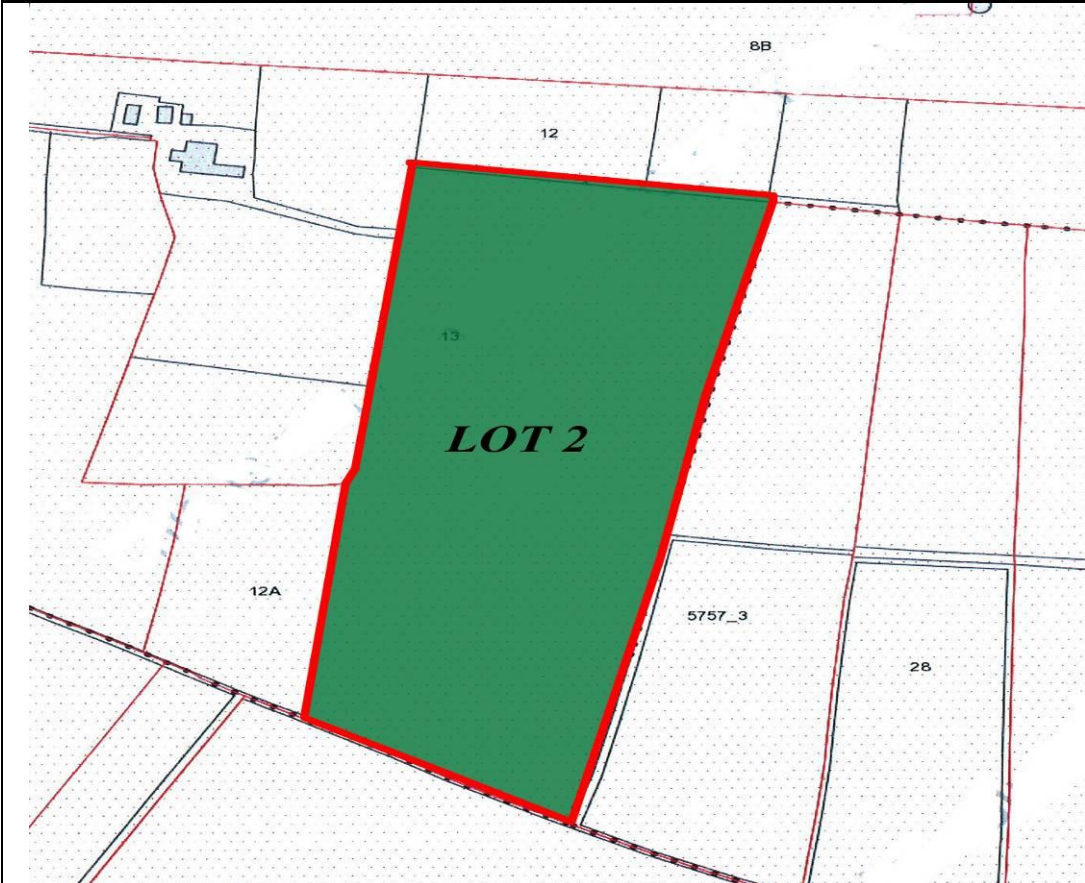
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The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

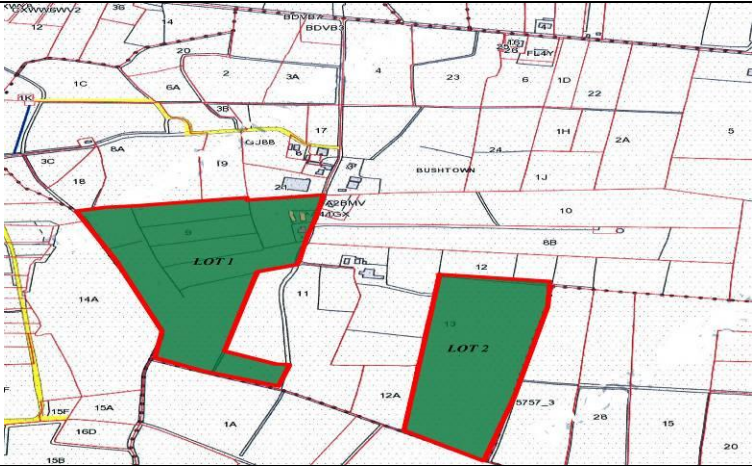



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*Lot 1
c. 19.5 acres
with three
bedroom
cottage, 3 bay
hayshed and
outbuildings*



*Lot 2
c. 14 acres*

	<p><i>Entire Property</i></p>
	<p><i>Hayshed & Outbuildings</i></p>
	<p><i>Outbuildings</i></p>
	<p><i>Hayshed</i></p>

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<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>13'5" x 4'</i>	<i>Upvc doorway to, tiled floor, centre rose</i>
<i>Sitting Room</i>	<i>14'3" x 10'8"</i>	<i>Tiled fireplace</i>
<i>Dining/Living Room</i>	<i>15'9" x 13'5"</i>	<i>Feature timber ceiling, solid fuel stove with brick outset, tiled floor</i>
<i>Kitchen</i>	<i>11' x 8'</i>	<i>Fitted units, built in cooker, hob, door to rear, tiled floor</i>
<i>Bedroom 1</i>	<i>13'4" x 10'9"</i>	<i>Carpeted, provision for fireplace</i>
<i>Bedroom 2</i>	<i>12' x 9'3"</i>	<i>Carpeted</i>
<i>Bedroom 3</i>	<i>13'2" x 9'3"</i>	<i>Tiled floor</i>
<i>Bathroom/Utility</i>	<i>8'2" x 6'</i>	<i>Toilet, wash hand basin, shower, fully tiled, washing machine</i>



*Dining/Living
room*



Kitchen



*Garden to
Rear*



*Front of
House*