

# For Sale

Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon.

H53 T625

| *Bungalow*



BER F



**Guide Price: €100,000**

This charming 2 bedroom bungalow offers the perfect opportunity to create your dream home. Set on a generous 1 acre plot, the property provides a peaceful retreat with plenty of space to enjoy outdoor living. The bungalow was recently completed to a builders finish, offering a blank canvas for you to put your personal touch on. The property is located down a quiet country lane but only c. 8 km for Ballinasloe Town and c. 10.5 km from the M6 Galway to Dublin Motorway.

Whether you're a first-time buyer, a downsizer, or someone seeking a countryside getaway, this property offers the perfect blend of space, potential, and rural charm. Don't miss the chance to make this property your own.

Accommodation includes entrance hall, kitchen/living room, utility, two bedrooms and bathroom.

The property may qualify for the Vacant Property Refurbishment Grant if you renovate and occupy or rent it out. A grant of up to €70,000 is available.

Viewing comes highly recommended and is by appointment only with the auctioneer.

**For further details & viewings, contact our office on 090-6663700**

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: [info@connaughtonauctioneers.ie](mailto:info@connaughtonauctioneers.ie)

## **Entrance Hall**

3'3" (0.99m) x 18'1" (5.51m)

## **Kitchen/Living Room**

14'2" (4.32m) x 19'4" (5.89m)

## **Utility Room**

6'8" (2.03m) x 8'11" (2.72m)

## **Bedroom 1**

10'8" (3.25m) x 10'2" (3.1m)

## **Bedroom 2**

10'8" (3.25m) x 8'9" (2.67m)

## **Utility Room**

6'8" (2.03m) x 8'11" (2.72m)

## **Bathroom**

6'2" (1.88m) x 8'10" (2.69m)





Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625



Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625





Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625



Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625





Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625



Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625



Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625





Floor 0 Building 1



**Approximate total area<sup>(1)</sup>**

665.43 ft<sup>2</sup>  
61.82 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360