# **For Sale**

Cloonaddron, Ballygill, Ballinasloe, Co. Roscommon. H53 T625 | *Bungalow* 





# **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

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

Tel: 090-6663700

Email: 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**

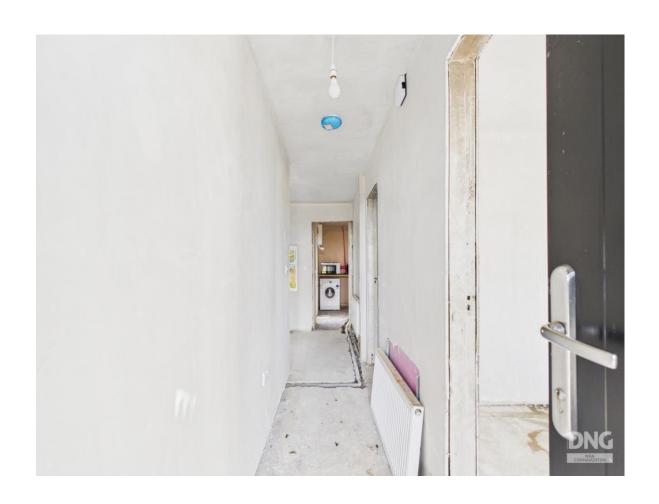
10'8" (3.25m) x 8'9" (2.67m)

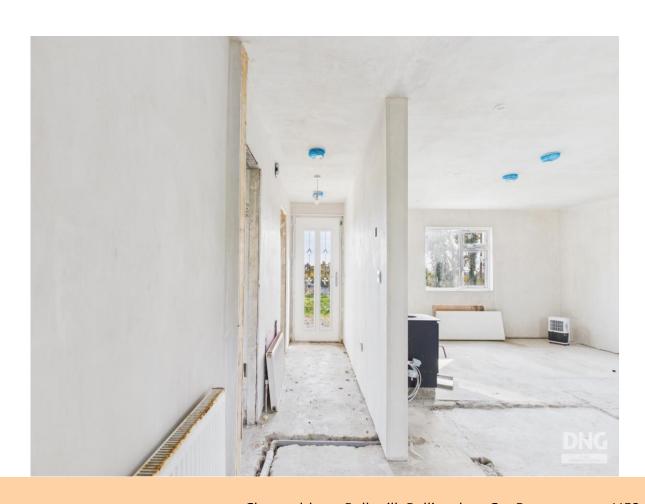
## **Utility Room**

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

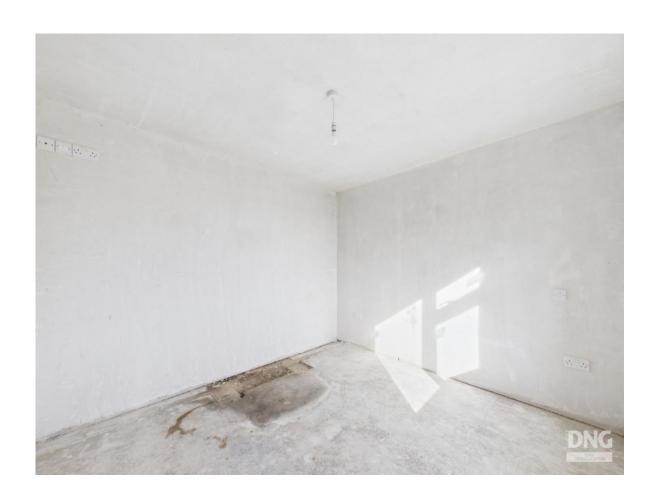
### **Bathroom**

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



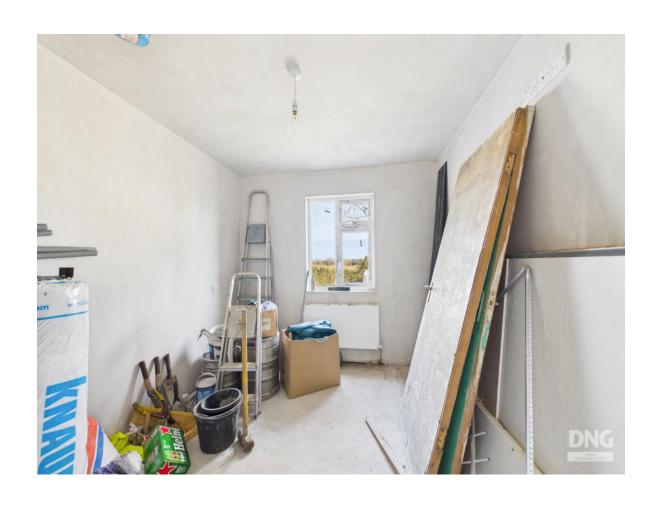


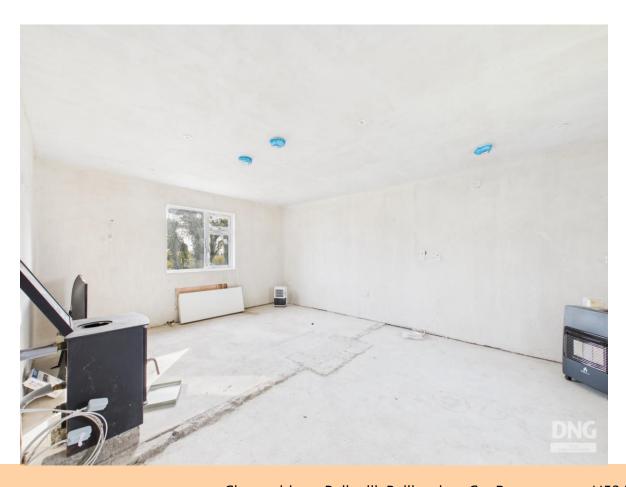
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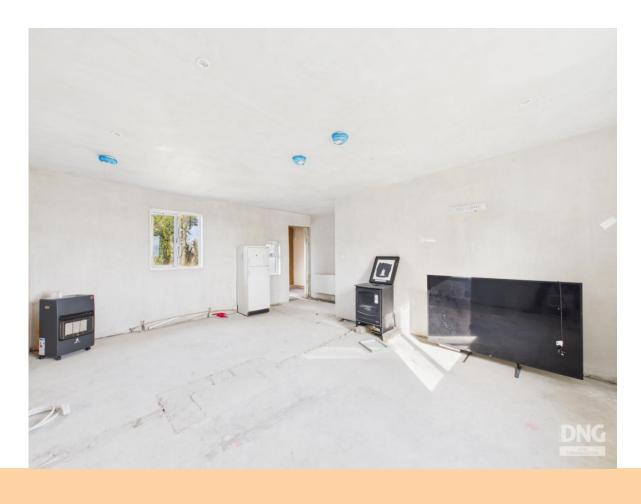
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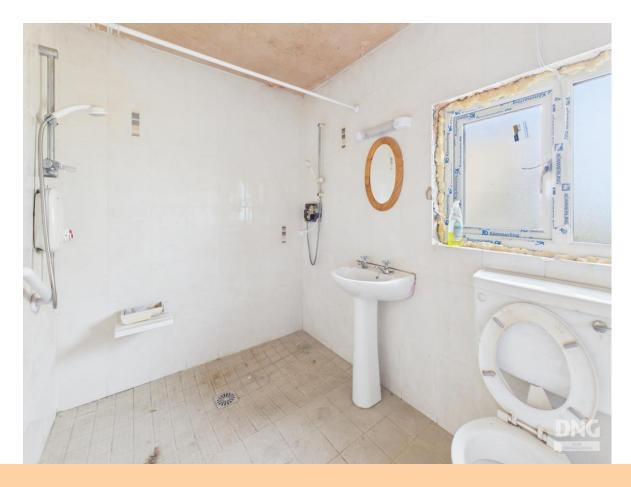






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