

For Sale

Residence on c. 1.04 Acres, Rahara,
Co. Roscommon. F42 TD90

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER D1



Price Region: Offers in Excess of €260,000

DNG Ivan Connaughton presents to market this charming two bedroom farmhouse in excellent condition throughout and sitting proudly on a generous c. 1.04 acre site with attached garage to rear. Located just outside the peaceful village of Rahara, just 15 minutes from Roscommon Town. The nearby towns of Athlone and Ballinasloe are also easily accessible, making this property a practical choice for commuters or as a weekend retreat.

Perfectly located for angling enthusiasts, the property is within close proximity to several renowned fishing waters, including: Lough Funshinagh – Just minutes away, this unique turlough lake offers scenic views and tranquil surroundings. River Suck & River Shannon – both rivers are a short drive away and popular for coarse and pike fishing. Lough Ree – Part of the River Shannon system, Lough Ree is a haven for boating, fishing, and water based recreation.

This property is ideal for nature lovers, fishing enthusiasts, or anyone seeking a peaceful country retreat. Don't miss this rare opportunity to acquire a turnkey farmhouse in one of Roscommon's most scenic and peaceful areas. Accommodation includes Ground Floor: entrance hall, living room, dining room, kitchen. First Floor: two bedrooms and bathroom. Viewing comes highly recommended and is by appointment only.

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

Entrance Hall

2.71m (8'11") x 1.9m (6'3")

Living Room

4.25m (13'11") x 3.36m (11'0")

Dining Room

4.25m (13'11") x 3.16m (10'4")

Kitchen

3.11m (10'2") x 2.38m (7'10")

Landing

4.31m (14'2") x 1.88m (6'2")

Bedroom 1

4.28m (14'1") x 3.35m (11'0")

Bedroom 2

2.67m (8'9") x 3.2m (10'6")

Bathroom

1.54m (5'1") x 3.4m (11'2")

OTHER FEATURES

- Lain lawns to front
- Tarmacadamed Driveway
- Solid fuel & oil fired central heating
- Floor area c. 1,023 sq.ft
- Mains & private well water
- Garage (c. 248 sq.ft) & shed/hen house (9'5" x 7'8") to rear
- Generous c. 1.04 acre site
- Ideal for nature lovers, fishing enthusiasts, or anyone seeking a peaceful country retreat
- Viewing comes highly recommended





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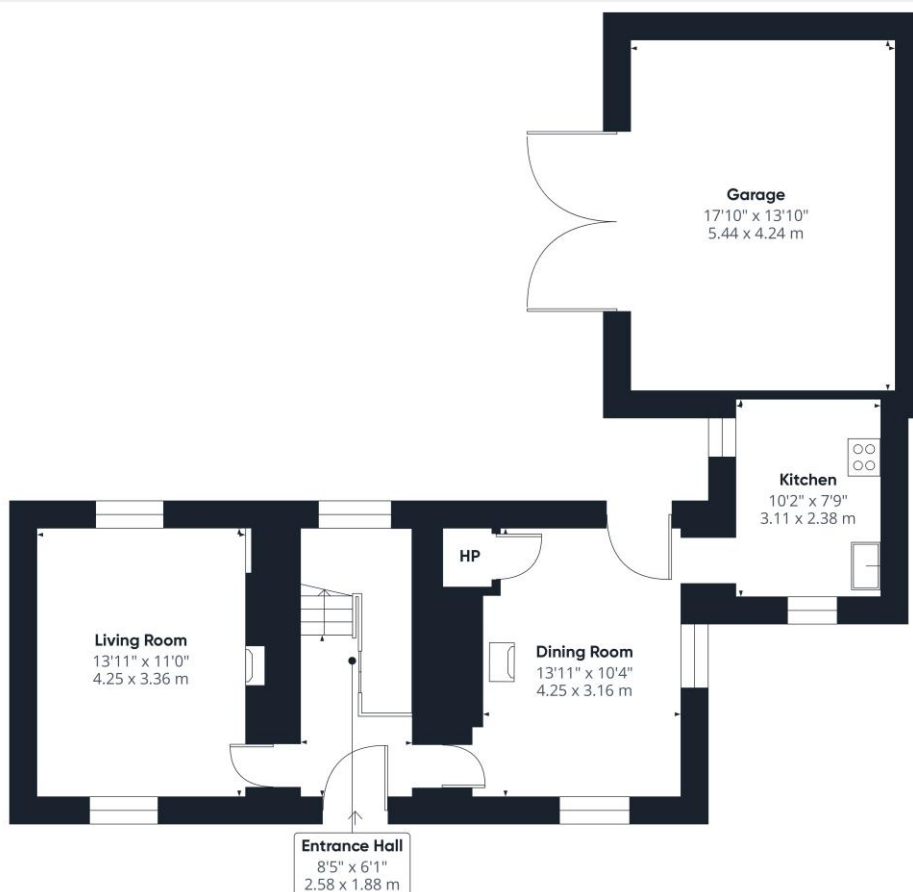
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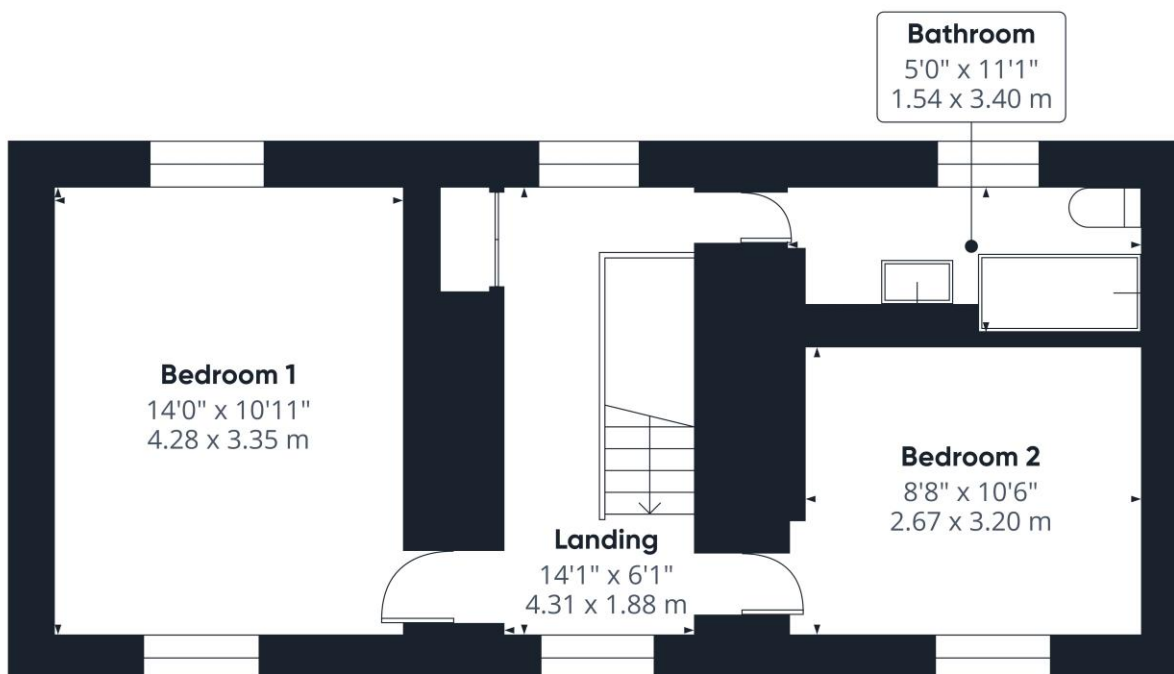
Floor 0 Building 1

Approximate total area^m
753 ft²
69.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 1 Building 1

Approximate total area^m
398 ft²
36.9 m²

(1) Excluding balconies and terraces

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GIRAFFE 360