

**FOR SALE**

**“Clooneen Cottage”**

**Athleague**

**Co. Roscommon**

**Eircode: F42 WF85**



Charming two bedroom cottage fully renovated recently, located c. 1 mile from Athleague Village. Standing on a large site with outbuildings to side, this cottage is in excellent condition and an ideal retirement/starter home due price, size and location close to all amenities. Accommodation includes reception hallway, sitting/living/dining room, kitchen, bedrooms 2 in all and bathroom.

Viewing comes highly recommended and is strictly by appointment.

For further details or to arrange a viewing contact 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**

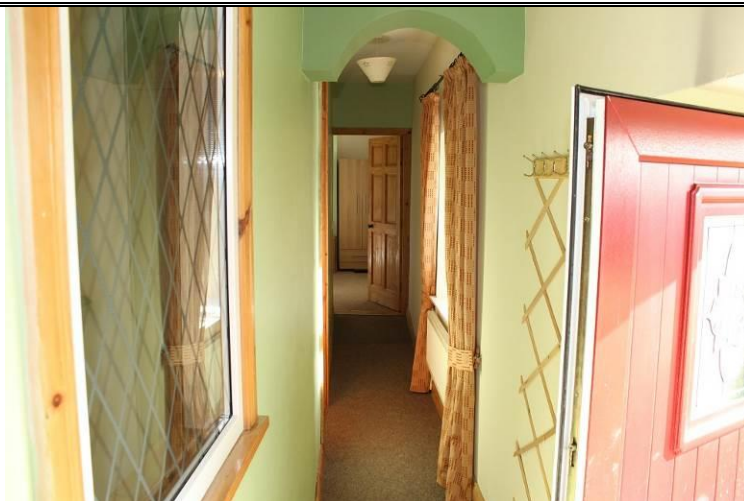
**Office Tel: 09066 63700 E-mail: [info@ivanconnaughton.com](mailto:info@ivanconnaughton.com)**

<b><i>Room</i></b>	<b><i>Area (Approx)</i></b>	<b><i>Room Details</i></b>
<b><i>Reception Hallway</i></b>	<b><i>21' x 3'</i></b>	<b><i>Upvc doorway to, tiled/carpeted floor</i></b>
<b><i>Sitting/Living/Dining Room</i></b>	<b><i>16'2" x 12'6"</i></b>	<b><i>Feature solid fuel stove (assists heating) with cast iron outset, hotpress (airing cupboard) to side, wooden floor, beams to ceiling</i></b>
<b><i>Kitchen</i></b>	<b><i>8'3" x 7'7"</i></b>	<b><i>Fully fitted kitchen including built in washing machine, fridge freezer and cooker, tiled floor, inset tiling, door to rear</i></b>
<b><i>Bedroom 1</i></b>	<b><i>15' x 9'2"</i></b>	<b><i>Carpeted, vanity area</i></b>
<b><i>Bedroom 2</i></b>	<b><i>12'2" x 11'9"</i></b>	<b><i>Carpeted, vanity area</i></b>
<b><i>Bathroom</i></b>	<b><i>7'6" x 6'6"</i></b>	<b><i>Toilet, wash hand basin, bath with shower over, fully tiled</i></b>

### **OTHER FEATURES**

- ***Recently renovated***
- ***Oil fired central heating***
- ***Block wall to front***
- ***Fencing to all boundaries***
- ***Laid lawns***
- ***Part traditional stone finish to front***
- ***Range of trees on site***
- ***Driveway to side***
- ***Shed to side c. 13'2" x 5'7" – indoor boiler***
- ***Old shed to front c. 25' x 15' – suitable for renovation***

*Reception  
Hallway*



*Sitting/ Living/  
Dining Room*



*Sitting/ Living/  
Dining Room*



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***Kitchen***



***Bedroom***



***Bedroom***



***Bathroom***



*Outbuildings*



*Outbuildings*



*Driveway/  
Entrance*



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*Rear View of  
House*



*Garden to Rear*



*Garden to Rear*



*Garden to  
Front*





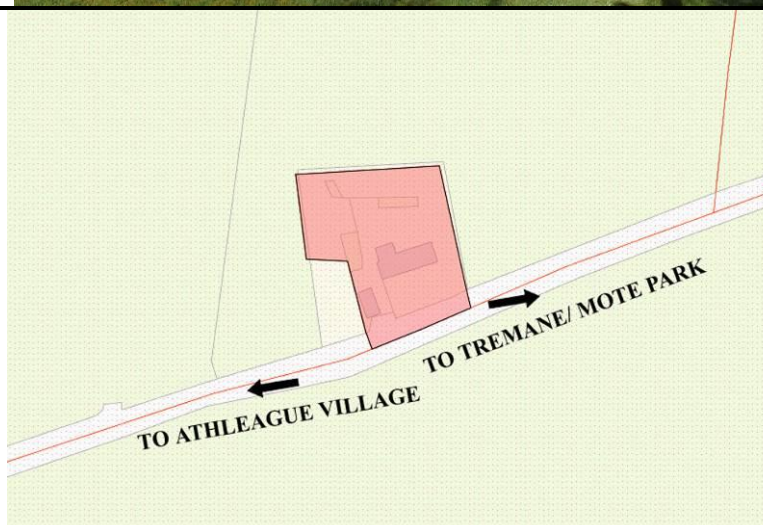
*Front of House*



*Front of House*



*Map of Property*



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