

For Sale

Residence on c. 1.75 Acres, Chapel Street,
Elphin, Co. Roscommon. F45 D853



Price Region: Offers in Excess of €150,000

Prime Town Centre Residential Property on c. 1.75 Acres currently Zoned 'Town Core' in the Roscommon County Development Plan 2022-2028. An exciting opportunity to acquire a four bedroom detached residence with a floor area of c. 943 sq.ft, set on c. 1.75 acres offering huge development potential. The residence is located along Chapel Street in the centre of Elphin, within walking distance of all local amenities while also being centrally located between Roscommon Town, Boyle, Carrick-on-Shannon and only c. 40 minute drive from Ireland West Airport Knock. While the residence is in need of renovation, it offers exceptional potential for those seeking a unique restoration project. 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.

Accommodation includes Ground Floor: entrance hall, living room, kitchen, bathroom and one bedroom.

First Floor: three bedrooms

Viewing comes highly recommended and is by appointment only.

The auctioneer invites enquiries and offers for immediate sale.

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

PSRA Licence No. 004422

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

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Entrance Hall

0.96m (3'2") x 2.03m (6'8")

Living Room

2.71m (8'11") x 4.4m (14'5")

Kitchen

3.41m (11'2") x 4.5m (14'9")

Bathroom

2.62m (8'7") x 1.73m (5'8")

Downstairs Bedroom

2.68m (8'10") x 3.1m (10'2")

Bedroom 1

3.11m (10'2") x 4.5m (14'9")

Bedroom 2

2.94m (9'8") x 2.44m (8'0")

Bedroom 3

2.9m (9'6") x 1.89m (6'2")



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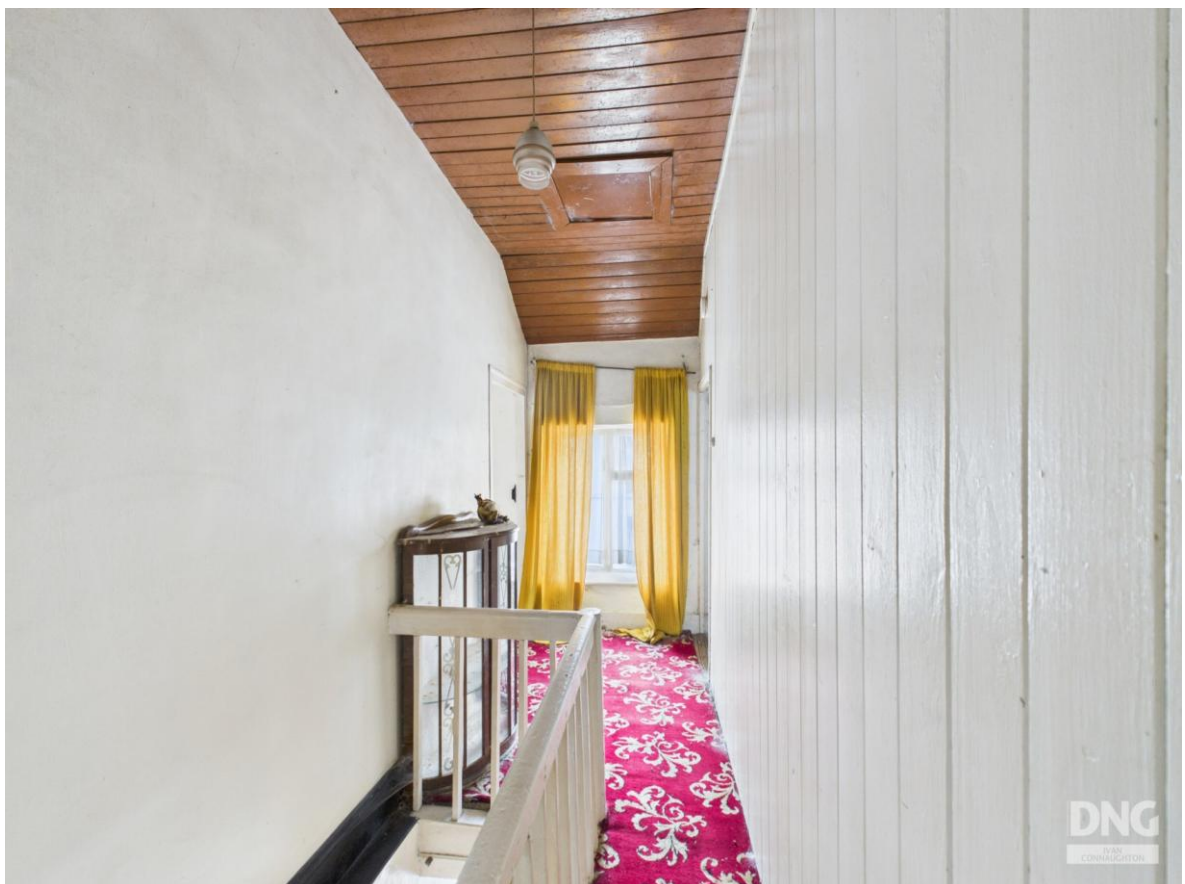
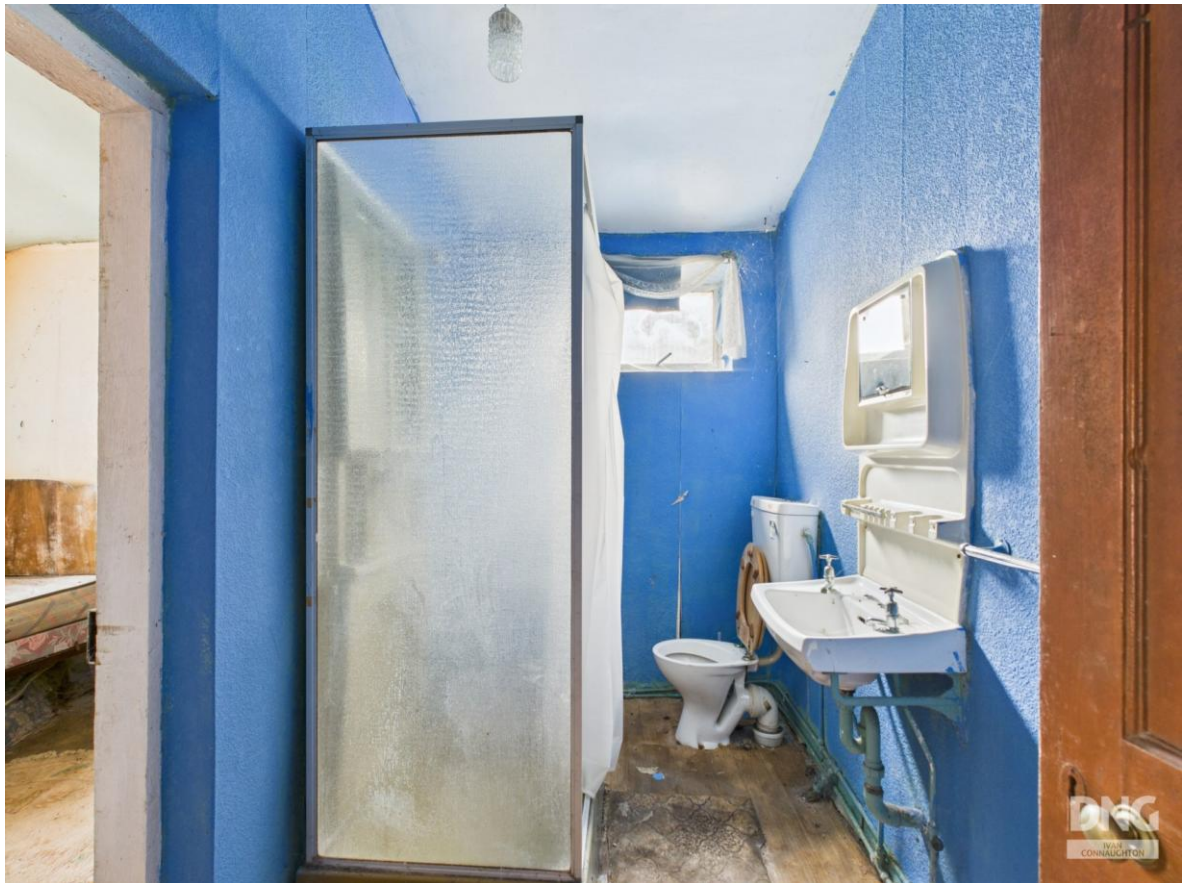
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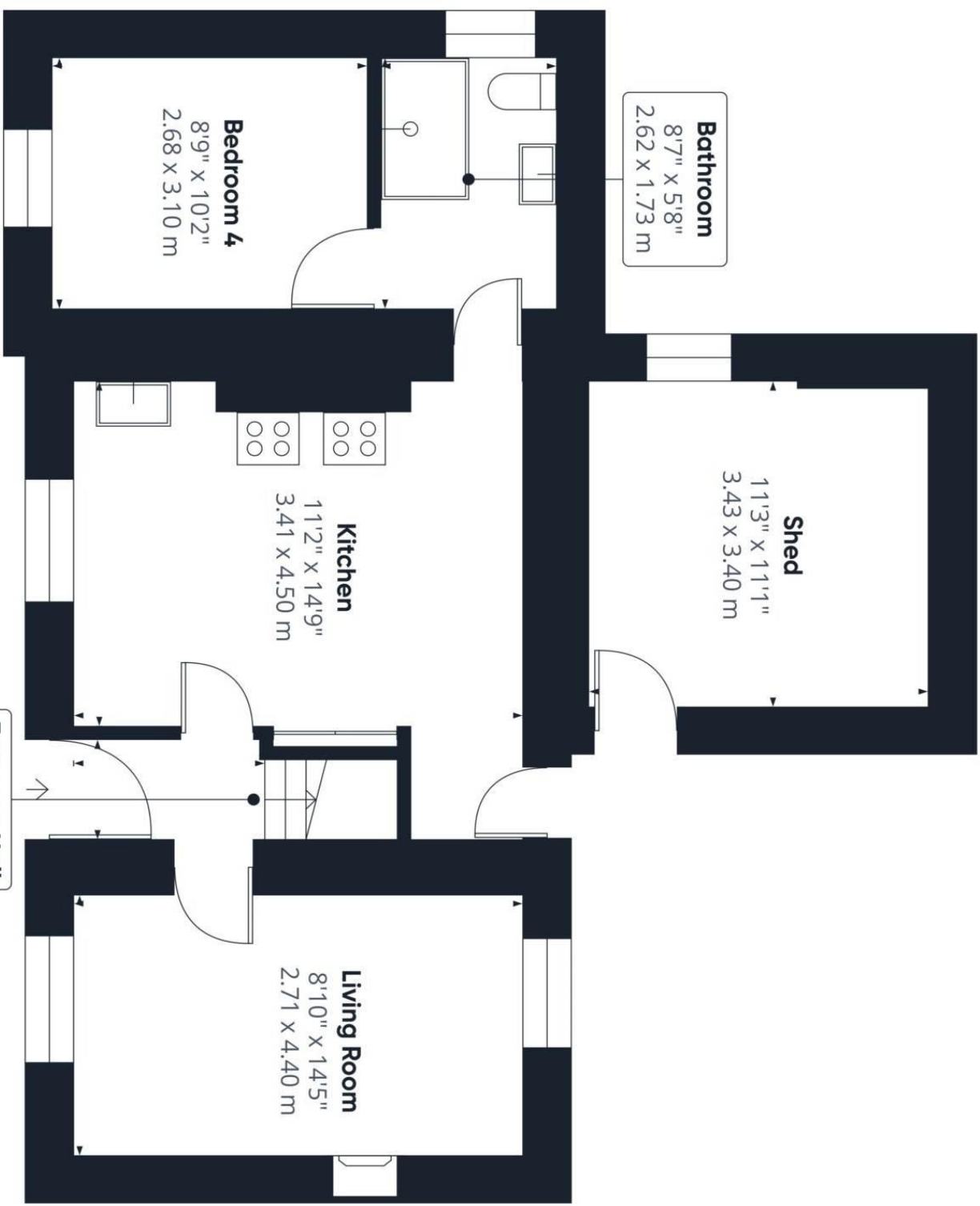
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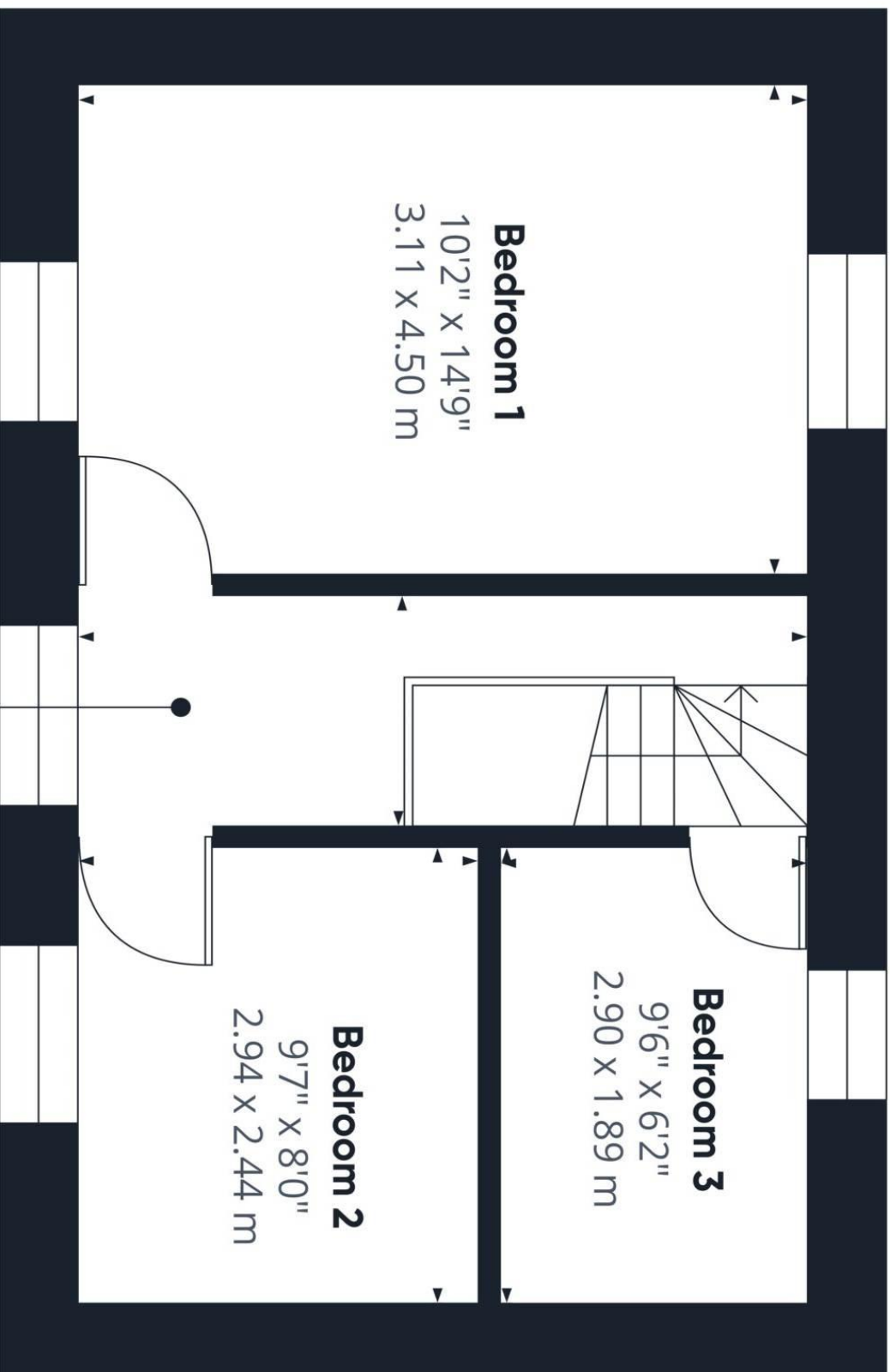


Approximate total area⁽¹⁾
610 ft²
56.7 m²

(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

Approximate total area⁽¹⁾
333 ft²
31 m²

(1) Excluding balconies and terraces

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