

James Kilcoyne

Auctioneers & Valuers

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James Kilcoyne LTD is regulated by the Property Services Regulatory Authority Reg No. 002510

COUNTRY COTTAGE: AT Lissergool, Tibohine, Co. Roscommon:



Idyllic country residence, with newly constructed extension, on beautiful well maintained gardens situated at Lissergool, Tibohine centrally located to Ballaghaderreen, Frenchpark and Boyle. This property comes to the market in pristine condition & comprises Large Living room with tiled floor, beautiful wood ceiling & solid fuel stove, newly fitted & tiled Kitchen, 2 Large Bedrooms & Bathroom to include shower. Many features include New roof, Pvc windows & doors & dual purpose central heating. Sale also includes large purpose built shed which consists of workshop/utility room with electricity & plumbing laid on, hand crafted gazebo & decking to rear of property. Option on furniture & tools.



Ber No. 105418222

Selling to offers at & over €85,000.00

These particulars are issued by James Kilcoyne, Auctioneer on the understanding that any negotiations respecting the property mentioned are conducted through him. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to or any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. All reasonable offers will be submitted to the vendors for consideration. The contents of this brochure do not form part of any contract subsequently entered into.

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Large Living Room/Dining Room with Stove & wood ceiling



Newly Fitted & Tiled Kitchen



Bedroom with fitted wardrobes

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Large Bedroom with patio door leading to rear garden



Bathroom



Rear Elevation



Garden



Hand crafted gazebo & decking

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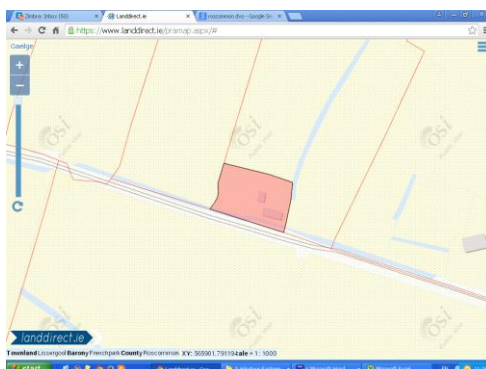
Large Purpose built shed with electricity & plumbing laid on



Utility Area



Workshop Area



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