

# For Sale

## Annagh Cottage

*Fully Renovated Country Cottage on 2.66 Acres with outbuildings*

Trien, Castlerea, Co. Roscommon. F45 DP83

DOUGLAS NEWMAN GOOD

# DNG

IVAN  
CONNAUGHTON

BER D1



## Price Region: Offers in Excess of €195,000

DNG Ivan Connaughton presents to market Annagh Cottage, nestled on the Roscommon / Galway border, is a fully renovated, move-in-ready home set on c. 2.66 acres of private land divided into paddock and grazing area. Surrounded by mature trees, this charming property offers peaceful rural living while remaining close to nearby towns, amenities and scenic walking routes, including The Suck Valley Way.

A beautifully fully renovated home, featuring 2 bright bedrooms with skylights, a luxurious bathroom with a tiled walk-in shower and underfloor heating, a spacious living room with granite fireplace, and a fully refurbished kitchen.

Flooded with natural light and equipped with a dual-controlled digital heating system, energy-efficient windows, and a triple-glazed composite front door.

Set on c. 2.66 acres of versatile grounds with paddock, grazing area, and outbuildings, it is the perfect countryside retreat or family home, a rare opportunity for private, idyllic rural living.

Viewing comes highly recommended and is by appointment only.

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

PSRA Licence No. 004422

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## **Living/Dining Room**

7.09m (23'3") x 3.45m (11'4")

## **Kitchen**

3.56m (11'8") x 1.41m (4'8")

## **Bedroom 1**

3.45m (11'4") x 3.46m (11'4")

## **Bedroom 2**

2.92m (9'7") x 3.41m (11'2")

## **Bathroom**

2.53m (8'4") x 2.54m (8'4")

## **OTHER FEATURES**

- New roof with skylights, providing natural light
- Dual heating system OFCH with solid fuel stove
- Underfloor heating in bathroom with digital thermostat controls
- Fully renovated and refurbished turnkey home
- Dry-lined and fully insulated property
- Fibre broadband installed, ideal for remote working
- Set on c. 2.66 acres of versatile land with paddock and grazing areas
- Mains water, septic tank, and electricity connected
- Outbuildings and sheds for storage, hobbies, or small-scale farming
- Peaceful, scenic location, perfect for country living





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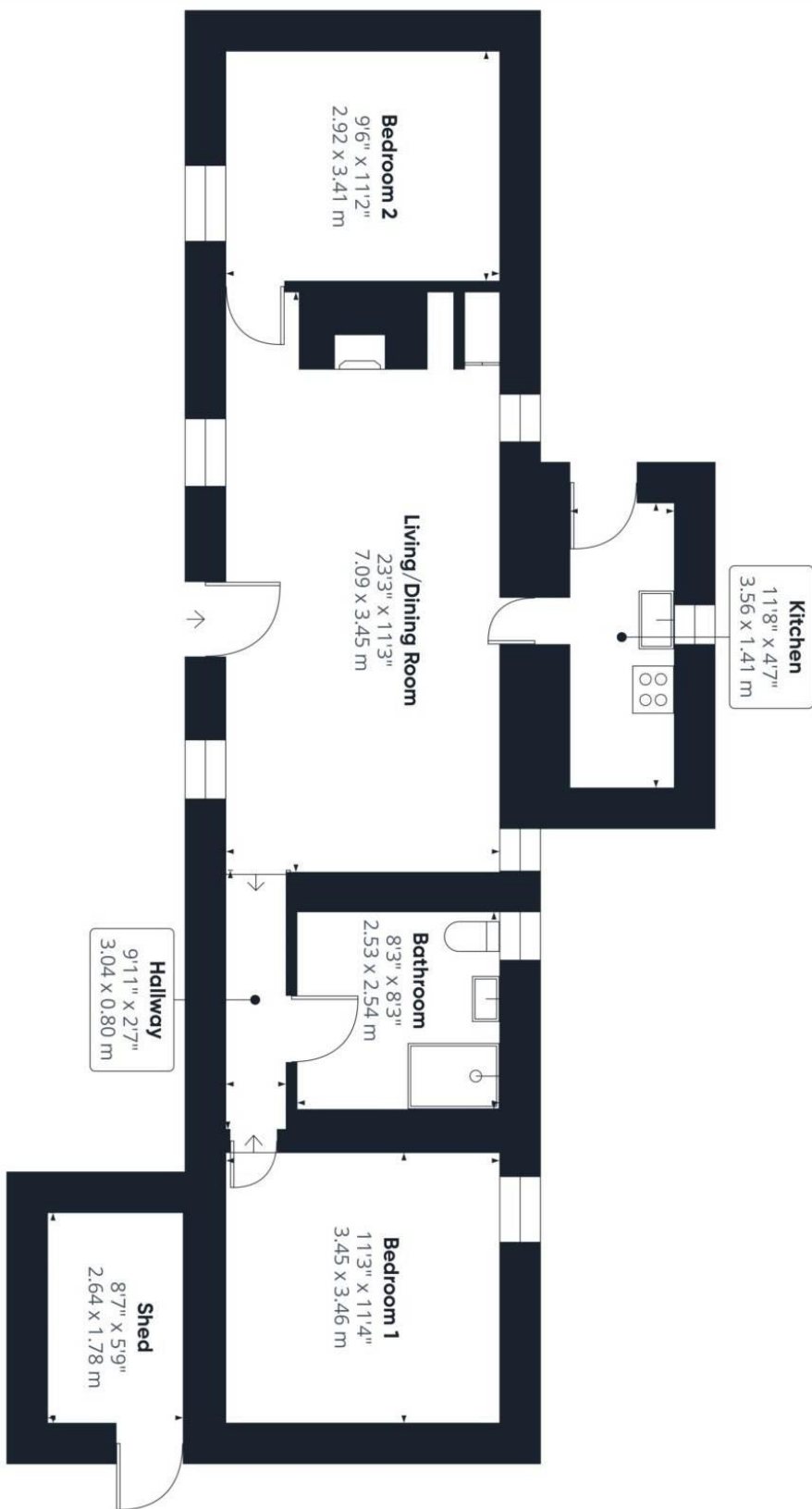


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Approximate total area<sup>(1)</sup>  
 683 ft<sup>2</sup>  
 63.5 m<sup>2</sup>

(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.

GIRAFFE360



Floor 0 Building 1