

For Sale by Online Auction

Residence on c. 10 Acres, Monksland, Athlone,
Co. Roscommon. N37 KX47

| *Land Residential*

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**



ONLINE AUCTION (LSL PLATFORM) FRIDAY 24TH OCTOBER 2025 AT 3PM

DNG Ivan Connaughton offer to market this prime property comprising three bedroom residence standing on c. 10 acres of strategically located lands zoned 'New Residential' in the Monksland-Bealnamullia Local Area Plan. Located within walking distance of all amenities and close to Athlone Town Centre and the M6 Dublin to Galway Motorway, these lands command extensive road frontage and potential for high density housing due to location. The residence sits to the front of the lands and is in need of modernisation and the overall property is being sold as one lot.

The auctioneer invites enquiries and offers.

Enquiries in confidence to sole selling agents to DNG Ivan Connaughton 090-6663700

Legal: Owen Carty Solicitor, Owen Carty & Co. Solicitors Northgate Street, Athlone. Tel: 090-6472862



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

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie