

For Sale

Asking Price: €170,000

**Sherry
FitzGerald**
P. Burke



Ballymulrennan,
Castlerea,
Co. Roscommon,
F45 XN75



sherryfitz.ie



Three-bedroom detached bungalow on approximately two acres, located in a peaceful rural setting at Ballymulrennan, Castlerea, Co. Roscommon (F45 XN75). This property has lots of potential for development and is ideal for anyone looking to take on a project with space, privacy, and scope to add real long-term value.

Built in the 1940s/50s, the house requires full refurbishment but sits on a generous and mature site with established gardens, hedging, and countryside views. There is a boundary wall to the front, gated pedestrian access, mature gardens to front rear and left hand side, driveway along the side of the house providing ample off-street parking. A garage and large shed to the rear of the property is wired for lighting while there is a smaller garden shed to the side for storage or workshop.

The property has oil-fired central heating, and two open fireplaces, PVC windows and doors. It is connected to mains water (currently turned off at the roadside) and has a septic tank located to the right-hand side of the house.



Accommodation

Living Room 3.32 x 4.55m (3.32 x 14'11"): Timber floor. Open Fireplace. coving with decorative ceiling

Porch 1.67 x 1.38m (1.67 x 4'6"): Glass on all sides front door and internal door leading to entrance hall.

Entrance Hall 6.27 x 3.72m (6.27 x 12'2"): Wide hall with Tiled floor

Utility Room 2.36 x 1.80m (2.36 x 5'11"): Tiled floor washer dryer Back door leading to outside. This is an extension to the property

Bathroom 2.36 x 2.38m (2.36 x 7'10"): Built on in the extension. Fully tiled floor to ceiling. Fitted with bath shower toilet and whb

Kitchen 3.32 x 4.64m (3.32 x 15'3"): Linoleum flooring. open fireplace. Built in units sink electric cooker fridge freezer. needs modernisation

Bedroom 1 3.49 x 3.66m (3.49 x 12'): Timber floor. Coving. Wardrobe

Bedroom 2 3.49 x 3.19m (3.49 x 10'6"): No flooring Coving

Bedroom 3 2.48 x 3.11m (2.48 x 10'2"): Linoleum flooring. Coving





Garden

The property is set on a mature site. There is ample space to plant a vegetable garden or fruit trees. The high trees to the side of driveway offers privacy to the side of the property. Option to extend the property.

Special Features & Services

- 3 Bedrooms
- Living Room
- Porch
- Entrance Hall
- Utility Room
- Bathroom
- Kitchen

BER BER G, BER No. 118384791



Directions

From Dublin Airport (Approx. 2 hours 15 minutes – 175km):

Exit Dublin Airport, take the M50 and M4 toward Sligo/Galway. Exit onto the N5 at Longford, through Strokestown and Tulsk to Castleplunket. Take the R377 to Castlerea. The property is 6.6km (7 minutes) from Castlerea.

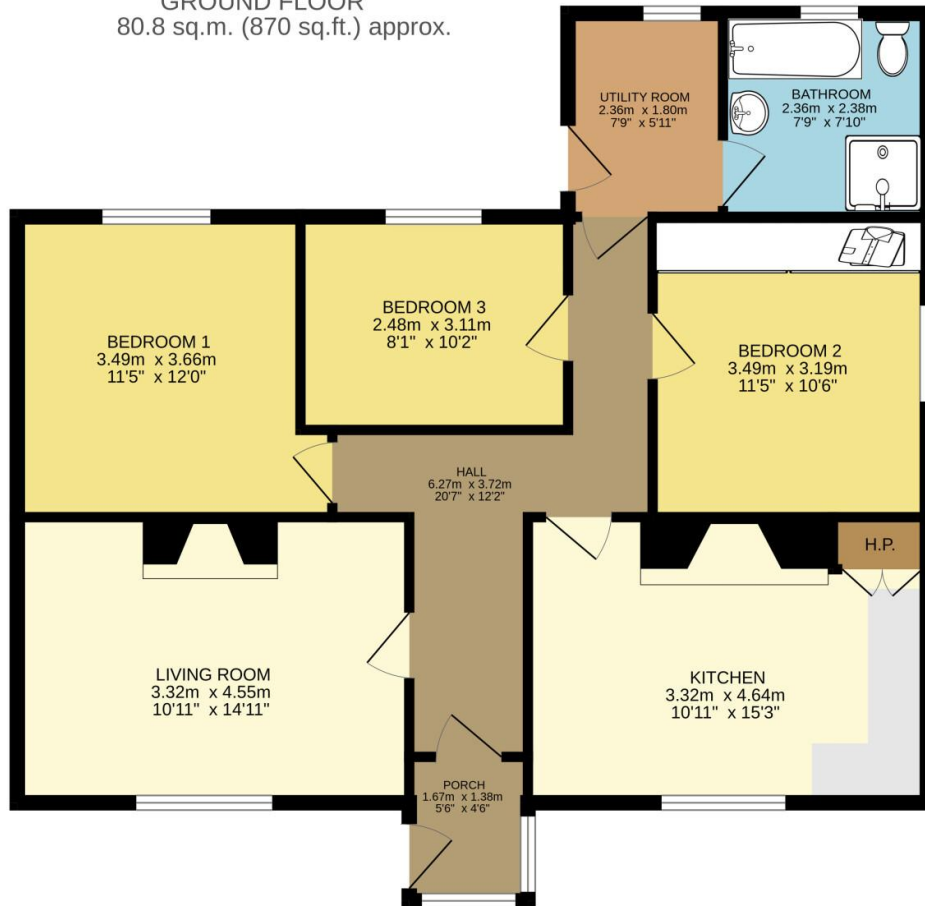
From Galway City Centre (Approx. 1 hour 45 minutes – 130km):

Take the N6 toward Athlone, then the R367 from Roscommon to Strokestown. Exit onto the R377 to Castleplunket, then head toward Castlerea. The property is 6.6km (7 minutes) from Castlerea.

Eircode: F45 XN75



GROUND FLOOR
80.8 sq.m. (870 sq.ft.) approx.



TOTAL FLOOR AREA: 80.8 sq.m. (870 sq.ft.) approx.
FLOOR PLAN MEASUREMENTS ARE APPROXIMATE, AND ARE FOR ILLUSTRATIVE PURPOSES ONLY
Made with Metropix 52025



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