

**For Sale**

Clooneen, Athleague, Co. Roscommon F42 K272

Bedrooms| Cottage

883 sqft (82 sqm)

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## Price Region: Open to Offers

Prime three bedroom residence with c. 3,000 sq. ft. of outbuildings altogether standing on c. 2.5 acres of excellent quality lands located adjacent Athleague village, close to National School and within walking distance of all amenities. The residential accommodation includes entrance porch, sitting room, kitchen/dining room, living room, three bedrooms and main bathroom. Outbuildings include two-bay hay shed with leanto to both sides, garage, former milking parlour, outside wc & storage shed. Option to purchase c. 32.4 acres adjacent.

For further details contact the office on 090-6663700

Viewings also accommodated at evenings, weekends and Bank Holidays.

PSRA Licence No. 001350

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### **Entrance Porch**

5'0" (1.52m) x 4'0" (1.22m) Carpeted flooring

### **Sitting Room**

9'5" (2.87m) x 13'0" (3.96m) Open fireplace, carpeted flooring

### **Living Room**

12'8" (3.86m) x 13'4" (4.06m) Open fireplace, feature wooden ceiling

### **Kitchen/Dining Room**

12'8" (3.86m) x 12'2" (3.71m) Fitted units, ``Stanley`` Super 8 range which assists heating

### **Bedroom One**

13'6" (4.11m) x 6'4" (1.93m) Wooden flooring

### **Bedroom Two**

13'0" (3.96m) x 10'0" (3.05m) Wooden flooring

### **Bedroom Three**

12'6" (3.81m) x 11'3" (3.43m)

### **Bathroom**

9'4" (2.84m) x 7'0" (2.13m) Toilet, WHB, bath with shower over





- Block wall to front
- Three entrances to front boundary
- Dual heating, both OFCH and solid fuel range
- Extensive range of outbuildings
- Septic tank
- Adjacent Athleague National School
- Within walking distance of village
- Range of mature trees and shrubbery on site

