



CALLAGHAN AUCTIONEERING

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BUMLIN

STROKESTOWN F42YT57

VALUABLE C. 17.4

Acre Parcel of Land



PRICED TO SELL €145,000

- **Excellent location less than c. 2 kms from Strokestown, Tarmonbarry c. 11 kms, Rooskey c. 15 kms & Longford c. 20 kms**
- **Offer will be considered for the entire or in lots**

REF.: CR575S

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BUMLIN, STROKESTOWN F42YT57

Valuable C. 17.4 Acres of Land

- The lands are set out in one plot, presently in grass with main road frontage onto the Strokestown/Longford route (N5)
- The lands border and run parallel to Strokestown Golf Club.
- Included on the lands is a single storey dwellinghouse in need of total renovation/refurbishment.

The dwellinghouse enjoys a most private setting set back from the road with twin gated entrance and accessed via private gravelled drive.

Mains water, electric & septic tank

- Bog plots c. 2.24 acres at Drinagh



Viewing:

Immediate viewing recommended and by prior appointment with the Sole Agents

Directions:

From Strokestown on the Longford road (N5), proceed c. 2 kms to the property on the left before immediately Strokestown Golf Course.

DISCLAIMER:

Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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