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# Leitrim Fairymount

**Prime C. 30 Acre Residential Holding of Land**



**PRICE GUIDE €225,000**

**A well-appointed property convenient to Fairymount,  
Frenchpark, Castlerea & Ballaghaderreen  
Offers will be considered for the entire or in lots.**

**REF: F411S**

**Leitrim, Fairymount F45**  
**Prime C. 30 Acre Residential Holding of Land**

**LOT 1: Dwellinghouse with Outbuildings and c. 1 Acre**

**Accommodation**

**Ground Floor**

**Living Room/ Kitchen: 4.21 x 4.08**

Open fire with brick surround, single drain sink unit, solid floor, power points, radiator

**Bedroom 1: 4.36 x 3.88**

With ensuite shower, double window, solid floor, power points, radiator

**Bedroom 2/Study: 3.71 x 1.98** Solid floor, radiator, power points

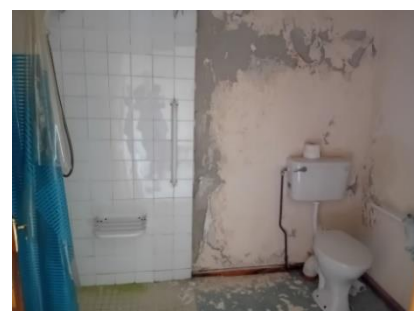
**First Floor**

**Landing Area: 3.03 x 1.75** Timber floor

**Bedroom 3: 4.62 x 3.70** Open fire, timber floor, double window, power points

**Bedroom 4: 3.07 x 2.45** Timber floor, power points

**BER: G**





### **Features:**

- Elevated Southfacing Aspect with spectacular views of the surrounding countryside
- Solid construction
- PVC double glazed windows & doors
- Mains water & electricity
- Septic tank



### **Outside:**

- Stonewalled cowbyre
- Domestic fuel shed
- Garden area c. 1 acre
- Gravelled drive



### **Viewing:**

Immediate viewing recommended and by prior appointment with the Sole Agents.

### **Directions:**

From Castlerea on the Ballaghaderreen/Boyle road, take the road right for Frenchpark, continue c. 6 kms to Fairymount junction, go straight through at this junction, take the road right at the next bend, take the next road left and proceed to the entrance gate on the left

**Price Guide: €60,000**



## **LOT 2: Lands c. 30 Acres**

- The adjoining lands c. 30 acres surround the dwellinghouse
- The lands are in one plot with extensive road frontage and ideal for the construction of a dwellinghouse, (subject to the necessary consents)
- Ideal for all types of farming enterprise and presently in grass.

**Price Guide: €165,000**



## **LOT 3: The Entire**

Entirety of Lot 1 & Lot 2 above

**Price Guide: €225,000**



## **DISCLAIMER:**

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