



CALLAGHAN AUCTIONEERING

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BUCKHILL FAIRYMOUNT F45 DR44

Most Attractive Traditional Style 2 Bedroom Country Cottage
with Outbuildings & Lands c. 4.6 Acres



Price Guide €140,000

Excellent location convenient to
Fairymount, Castlerea & Ballaghaderreen
The property has been carefully maintained and
presented in immaculate condition throughout

REF: CR597S

The Square, Castlerea, Co. Roscommon

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Buckhill, Fairymount F45 DR44

Most Attractive Traditional Style 2 Bedroom Country Cottage, Outbuildings & Lands c. 4.6 Acres

Accommodation

Entrance Hall: 4.66 x 0.89

Laminated floor

Living Room: 4.10 x 3.88

Open fire with oak surround, double window, laminated floor, tv point, radiator, power points

Bedroom 1: 4.59 x 2.47

Laminated floor, radiator, power points

Bedroom 2: 4.02 x 2.87

Laminated floor, radiator, power points

Kitchen: 4.06 x 1.90

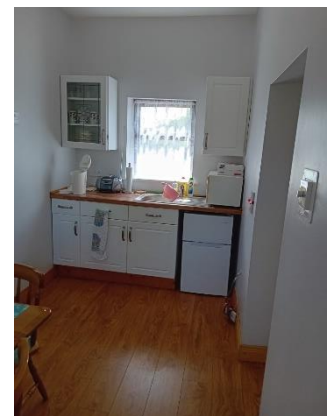
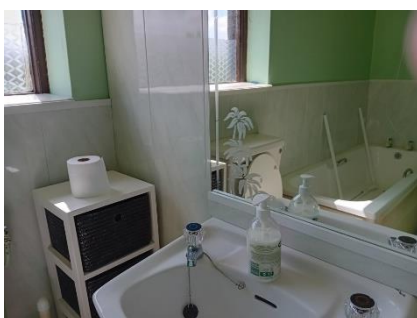
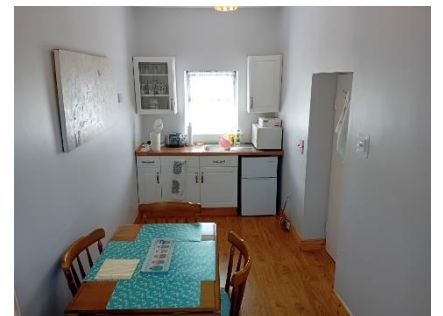
Fitted floor & eye level units, laminated floor, double window, radiator, power points

Bathroom: 2.69 x 1.24

3-piece suite (white) with shower, attachment, laminated floor, part-tiled walls

Hotpress: With immersion

BER: E2 **BER No: 117567362**



Features:

- Peaceful country setting
- Immaculate condition throughout
- Single glazed hardwood windows & doors
- Laminated flooring
- External walls drylined
- Electric & plumbing upgrades complete
- A rare opportunity to acquire a traditional cottage with outbuildings & land in one plot



Outside:

- The outbuildings and lands c. 4.6 acres adjoin the dwellinghouse
- The lands are presently in grass and suitable for all types of farming enterprise
- Outbuildings include:
 - ❖ Lofted granary
 - ❖ Domestic garage/fuel sheds
 - ❖ Cattle pen & crush



Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents



Directions:

From Castlerea on the Castle/Boyle Road, c. 2 miles take the road right for Frenchpark, continue c. 2 miles and go straight through at forked junction for Fairymount, pass through the crossroads and take the road left at the next crossroads after Fairymount school, take the second road right, keep right at the "T" junction and proceed to the property on the right. **Eircode: F45 DR44**



Disclaimer:

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

- (i) 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.
- (ii) 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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