



CALLAGHAN AUCTIONEERING

• AUCTIONEERS • ESTATE AGENTS • VALUERS •

CLOONCRAWFIELD LOUGHGLYNN F45 X993

**Most Attractive 3 Bedroom Country Cottage
with Outbuildings on Grounds c. 1 Acres**



PRICE GUIDE €87,000

- **Excellent location c. 1.75 miles from Loughglynn village, c. 6 miles from Ballinlough Village & Lake O'Flynn, c. 4.75 miles from Castlerea town & c. 16.5 miles from Knock Airport**
- **Compact property which has been carefully maintained throughout**
 - **Option on lands totalling c. 22.65 acres**

REF: F417S

The Square, Castlerea, Co. Roscommon

Tel/ Fax: 094 96 20102

Web: www.callaghanauctioneering.com E-mail: info@callaghanauctioneering.com

CLOONCRAWFIELD, LOUGHGLYNN F45 X993

Most Attractive 3 Bedroom Country Cottage with Outbuildings on Grounds c. 1 Acres

Accommodation:

Living Room: 4.20 x 3.13

Solid Fuel stove with brick surround providing hot water and central heating, solid floor, power points, T.V. point, radiator & power points



Bedroom 1: 3.48 x 3.03

Carpet floor, TV point, radiator & power points

Bedroom 2: 3.11 x 3.08

Laminated floor, pine ceiling, TV point, radiator & power points



Bedroom 3: 3.14 x 2.48

Carpet floor, pine ceiling, TV point, wall shelving, radiator & power points

Kitchen/Dining Room: 5.79 x 3.15

Fitted floor & eye level units, integrated oven & hob, tiled floor, part tiled walls, radiator & power points



Shower Room: 2.16 x 1.80

“MIRA” electric shower, wash hand basin, toilet, tiled floor & wall, radiator

Hallway: 2.84 x 0.92

Tiled floor & radiator

Hotpress: With immersion

BER: E1 BER No: 118169143



Features

- Compact property which has been carefully maintained throughout
- Dual control central heating oil & solid fuel
- Mains water, electric, septic tank
- Part dry-lined
- PVC double glazed windows & doors

Outside

- Site area c. 1 acre
- Enclosed front garden
- Domestic garage, fuel & garden sheds
- Gravelled drives & concrete paths
- Cattle pen & crush
- 2-bay hayshed



Viewing

Immediate viewing recommended and by prior appointment with the Auctioneers.

Directions

From Castlerea to Loughglynn Village take the Ballinlough road from the village centre, take 2nd road left and proceed to the 3rd house on the left.

Option on Lands totalling c. 22.65 Acres

These lands are in 2 separate plots c. 16.30 acres adjacent to the dwelling house and outbuildings. The said lands are a mix of grazing/meadow and bog lands.

The remainder is a 'stand alone' plot of c. 6.3 acres with road frontage.

PRICE GUIDE €68,000

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.
- No person in the employment of Callaghan Auctioneering or the vendor has any authority to make or give representation or warranty whatsoever in relation to this development.

Note:

We have not tested any fixtures, fittings apparatus, or services.

Interested parties must undertake their own investigation in the working order of these items

Measurements provided are approximate and photographs provided are only for guidance.