

# CALLAGHAN AUCTIONEERING

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## KILGARRIFFE CASTLEREA F45 RW58

**Traditional Style Two Bedroom Country Cottage  
with Outbuildings & Grounds c. 0.37 acres**



**Price Guide €100,000**

- A ready to walk into cottage with many original features
- Peaceful country setting convenient to  
Castlerea/Loughglynn/Fairymount & Frenchpark

**REF: CR601S**

**The Square, Castlerea, Co. Roscommon**

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## KILGARRIFFE, CASTLEREA F45 RW58

Traditional Style Two Bedroom Country Cottage with Outbuildings & Grounds c. 0.37 acres

### Accommodation

**Kitchen/Dining Room:** 4.60 x 3.53

Open fire, tiled floor, single drain sink unit, fitted wall unit, power points, radiator

**Living Room:** 3.53 x 2.60

Open fire, tiled floor, fitted book case, tv point, radiator, power points

**Bedroom 1:** 3.81 x 3.19

Timber floor, radiator, power points

**Bedroom 2:** 3.57 x 2.19

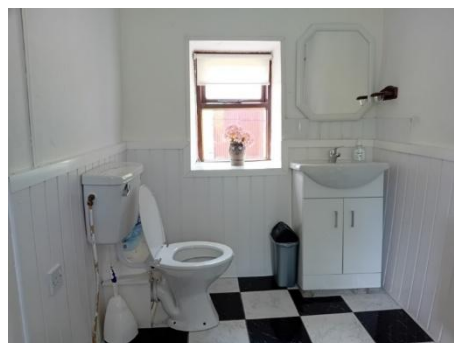
Timber floor, radiator, power points

**Bathroom:** 2.86 x 2.17

3 piece suite (white) includes shower attachment, tiled floor

**Hot Press:** Shelved, immersion

**BER: G BER No: 118501089**



### **Outside:**

- The property is on a compact site c. 0.37 acres
- Original stone outbuildings



### **Features:**

- Traditional stone wall construction with slate roof
- Single glazed hardwood windows & external doors
- Mains water, electric & septic tank
- Oil fired central heating



**Recommendation:** An excellent opportunity awaits to acquire a traditional cottage, ready to walk into, in a peaceful country setting.

**Viewing:** Immediate viewing recommended & by prior appointment with the Sole Agents.

**Directions:** From Castlerea on the Loughglynn road c. 5km take the road right L5623 to the 'T' junction, left at the junction and proceed to the property on the left.

### **Note:**

We have not tested any of the 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.

### **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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