



# CALLAGHAN AUCTIONEERING

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## CO MAYO CLOONAMNA, KILMOVEE F45 WP64 “LITTLE ACRES”

Attractive 3 Bedroom Detached Country Bungalow  
with Outbuildings on Grounds c. 3 Acres



**Price Guide €140,000**

- A well-appointed property with south-facing aspect
- Rural location off the Ballaghaderreen/Kilmovee - to - Kilkelly route
  - Knock Airport c. 10 minutes
- Kilmovee Village c. 5 mins ~ Church, Shop, Pub, Community Centre, Clubs

**REF: CR605S**

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

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**Cloonamna, Kilmovee F45 WP64**  
**Attractive 3 Bedroom Detached Country Bungalow with Outbuildings on Grounds c. 3 Acres**

**Accommodation**

**Entrance Hall:**        **2.30 x 1.33**

Tiled floor, radiator

**Living Room:**        **4.55 x 4.28**

Open fire with brick surround, back boiler, tiled floor, radiator,  
TV point, power points

**Kitchen/Dining:**    **6.16 x 4.46**

Pine ceiling with ceiling lighting, radiator, tiled floor, power  
points, washing machine point,  
Patio doors to rear yard

**Bedroom 1:**        **4.55 x 3.52**

Double window, open fire with mahogany surround, pine ceiling,  
radiator, laminated floor, power points

**Bedroom 2:**        **3.63 x 2.36**

Laminated floor, radiator, power points

**Bedroom 3:**        **3.53 x 2.14**

Laminated floor, radiator, power points

**Bathroom:**        **3.10 x 1.45**

3-piece suite (white) with "MIRA" electric shower, part-tiled  
walls, tiled floor, radiator

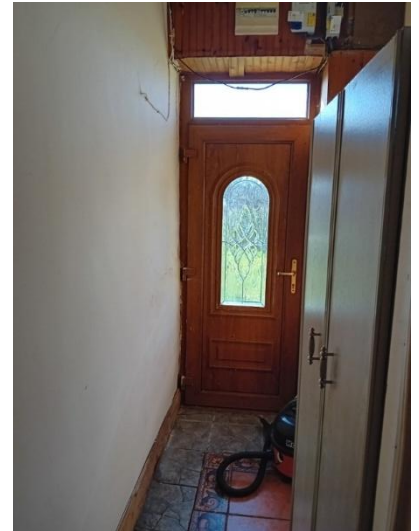
**Kitchenette:**        **4.23 x 1.93**

Fitted floor & eye level units, part-tiled walls, tiled floor, radiator

**Hot Press:**        Part Shelved



**BER No: 104629456**





### **Features:**

- PVC fascia & guttering
- PVC double glazed windows & doors with oak finish
- Oil fired central heating
- Private water supply
- Mains electric & septic tank
- Solid construction
- 6 panelled internal doors
- Floor Area c. 109m<sup>2</sup>/1173ft<sup>2</sup>

### **Outside:**

- Domestic garden/fuel sheds
- Lands c. 3 acres in one plot to the front of the property.
- The lands are in currently in grass

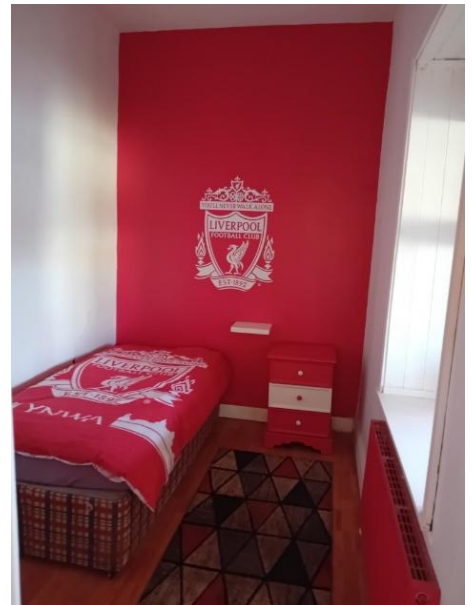
### **Directions:**

From Ballaghaderreen on the Castlerea road take the Kilmovee road and continue c 5.5 miles to the property on the right.

**EIRCODE: F45 WP64**

### **Viewing:**

Immediate viewing recommended & by prior appointment with the Sole Agents





### **Disclaimer:**

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