

CALLAGHAN AUCTIONEERING

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MOUNTDELVIN CLOONFAD F35 Y602

“Kenny’s Cottage”

Traditional Style 2 bedroom Country Cottage with Self Contained Studio Apartment, Outbuildings & Lands c. 3.18 Acres



Price Guide €210,000

**Carefully restored cottage tucked away on the
Roscommon/Galway/Mayo border with many original features
Peaceful country setting c. 3.5 miles from Cloonfad village
Range of Scenic walks nearby (7 in total)
Galway City c. 40 miles**

REF: CR609S





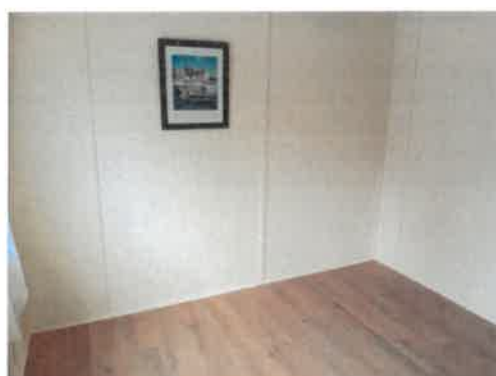
Apartment

Detached self-contained apartment with independent access.

Floor area c. 30m²

Comprising of:

- Livingroom/Kitchen,
- 1 Bedroom
- Bathroom



Features:

- The property has been carefully restored by the vendors and retains many original features including high ceilings and internal doors
- New PVC double glazing
- Oil fired central heating
- Mains water, electric and septic tank
- Broadband - July 2026



Outside:

- Total site area c 3.18 acre part developed & part in grasslands
- Cowbyre with cattle pen & crush
- Separate pedestrian & vehicular accesses
- Outdoor sensor lighting.



Directions:

From Cloonfad on the Claremorris road (R327), take the 1st left (L6618), continue c. 2 miles to take the road right "Mountdelvin". Proceed to the 1st house on the right.

EIRCODE: F35 Y602

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

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.
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