

**Sean O'Boyle M.I.P.A.V.**  
**Auctioneers & Valuers Ltd.**

P.S.R.A. Licence No. 001040

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**HOUSE & LANDS**  
**FOR SALE BY PUBLIC AUCTION**  
**Munakill, Manorhamilton, Co. Leitrim**



**Cottage & Circa 44 ½ acres of Land**  
**Available in separate Lots or in its entirety**

Cottage and lands situated 2 miles from Glenfarne Village & approx. 5 miles from Manorhamilton, with all amenities available. Whilst the cottage is in need of total renovation it offers an ideal opportunity to create a country residence in a most popular and quaint area. Located on a small side, road safely tucked away off the main N16.

The lands are set on each side of the road, and run to a small lake, Munakill Lough. This estate is available in 3 separate Lots or in its entirety.

**AUCTION DATE: 17th May 2018 at 12 noon**

**Venue: Bee Park Community Centre, Manorhamilton, Co. Leitrim**

**Solicitor with carriage of sale: John Paul Feeley of Kelly & Ryan, Manorhamilton**

***Munakill, Manorhamilton, Co. Leitrim***



**Lots Available**

**Lot 1**

Circa 13 acres of mixed agricultural lands. As described in folios LM4178, Plan 4178\_1, LM4179 Plan 4179\_2 and LM4423, Plan 4423.

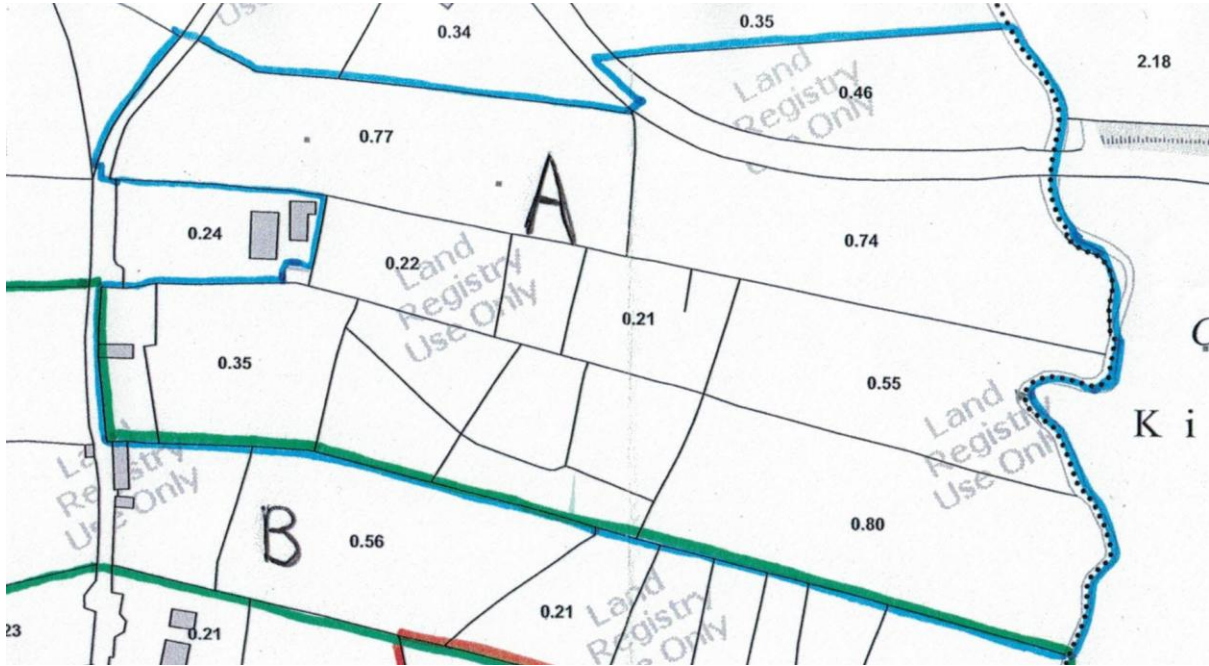
**Lot 2**

Cottage & Circa 10 ½ acres as described in folio LM1780F, Plan 4184 and part of folio LM4423 This area includes land each side of the road. Cottage in need of total renovation.

**Lot 3**

Circa 21 acres of land. Part of folios LM4179, LM4423 & LM4178

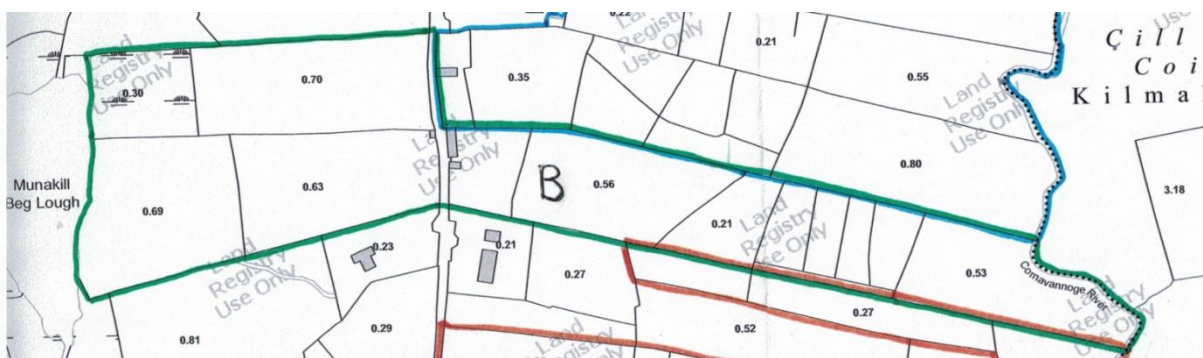
## *Munakill, Manorhamilton, Co. Leitrim*



### LOT 1

#### Labelled 'A' on map & marked blue.

- Circa 12.85 acres of mixed agricultural lands.  
As described in folios LM4178, Plan 4178\_1, LM4179 Plan 4179\_2 and LM4423, Plan 4423.



### LOT 2

#### Labelled B on map marked

- Cottage & Circa 10 ½ acres  
3 roomed stone cottage with store in need of total renovation. Set in a quiet location. As described in folio LM1780F, Plan 4184. This area includes land each side of the road. Cottage in need of total renovation. Ideal opportunity to create a country cottage style property



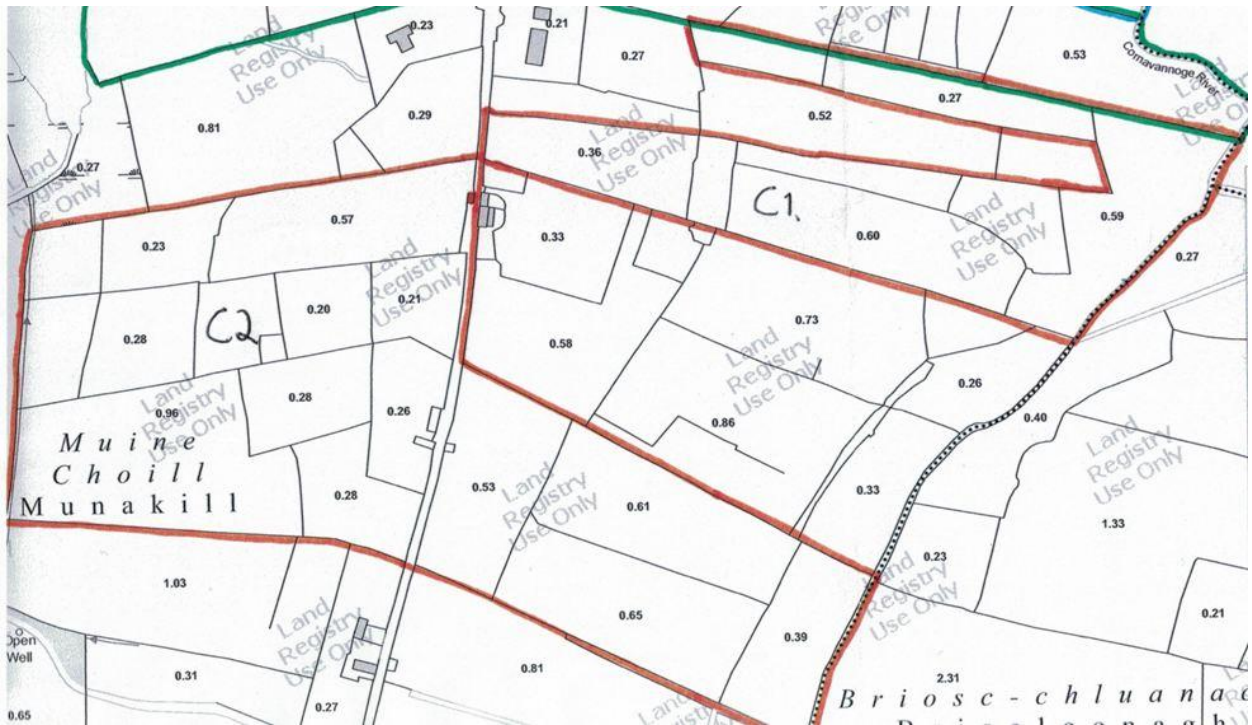
## *Munakill, Manorhamilton, Co. Leitrim*



### **Services:-**

- Water - Main connection
- Electricity - Mains power to be reconnected
- Sewerage - none

## ***Munakill, Manorhamilton, Co. Leitrim***



### **LOT 3**

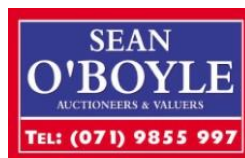
#### **Labelled C1 and C2 on map marked.**

- Circa 21 acres of land. Part of folios LM4179, LM4423 & LM4178

#### **Directions:-**

From Manorhamilton

Take the Enniskillen road. Continue towards Glenfarne, approximately 3 ½ miles from Manorhamilton. See our auction sign pointing you right take this road and see plots and house signed.



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