

# For Sale

Residence on c. 1 Acre, Lung,  
Ballaghaderreen, Co. Roscommon. F45 VH57

**BER D2**



## Price Region: Offers in Excess of €225,000

DNG Ivan Connaughton are delighted to present this attractive four bedroom detached bungalow standing on approximately 1 acre at Lung, Ballaghaderreen, Co. Roscommon. F45 VH57.

Occupying a prominent and mature site with extensive road frontage, this spacious residence offers an excellent opportunity for purchasers seeking a comfortable family home with substantial outdoor space, a range of useful outbuildings and huge potential to modernise and create a superb countryside residence.

The property is approached via a tarmac driveway and is set amidst mature trees and established boundaries, providing a pleasant and private setting. The residence presents as a charming detached bungalow of generous proportions, offering bright and well-laid-out accommodation throughout.

Internally, the accommodation comprises an entrance hallway, spacious sitting room with solid fuel stove, living/dining room, kitchen, four bedrooms, including one en-suite bedroom, together with a family bathroom.

While the residence has been well cared for over the years, it would benefit from modernisation and refurbishment, allowing the successful purchaser to put their own stamp on the property.

Standing on a generous site extending to approximately 1 acre, the property offers ample space for landscaping, gardening, recreational use or potential future development, subject to the necessary planning consents. Further enhancing the appeal of the property is an excellent range of detached outbuildings, including a detached garage and large storage shed/workshop, providing ideal accommodation for vehicle storage, workshop facilities, hobby use or a variety of other purposes.

The property enjoys a convenient rural location on the Roscommon/Mayo border, just a short drive from Ballaghaderreen Town and its full range of amenities including schools, shops, and supermarkets. Castlerea, Ballyhaunis and Roscommon Town are also easily accessible, while Ireland West Airport Knock is approximately 20 minutes away, providing excellent national and international connectivity.

This is a rare opportunity to acquire a detached residence with extensive outbuildings on a substantial site in a convenient and accessible location, offering exceptional potential for further improvement and modernisation.

**For further details or to arrange a viewing, contact DNG Ivan Connaughton on  
090-6663700**



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



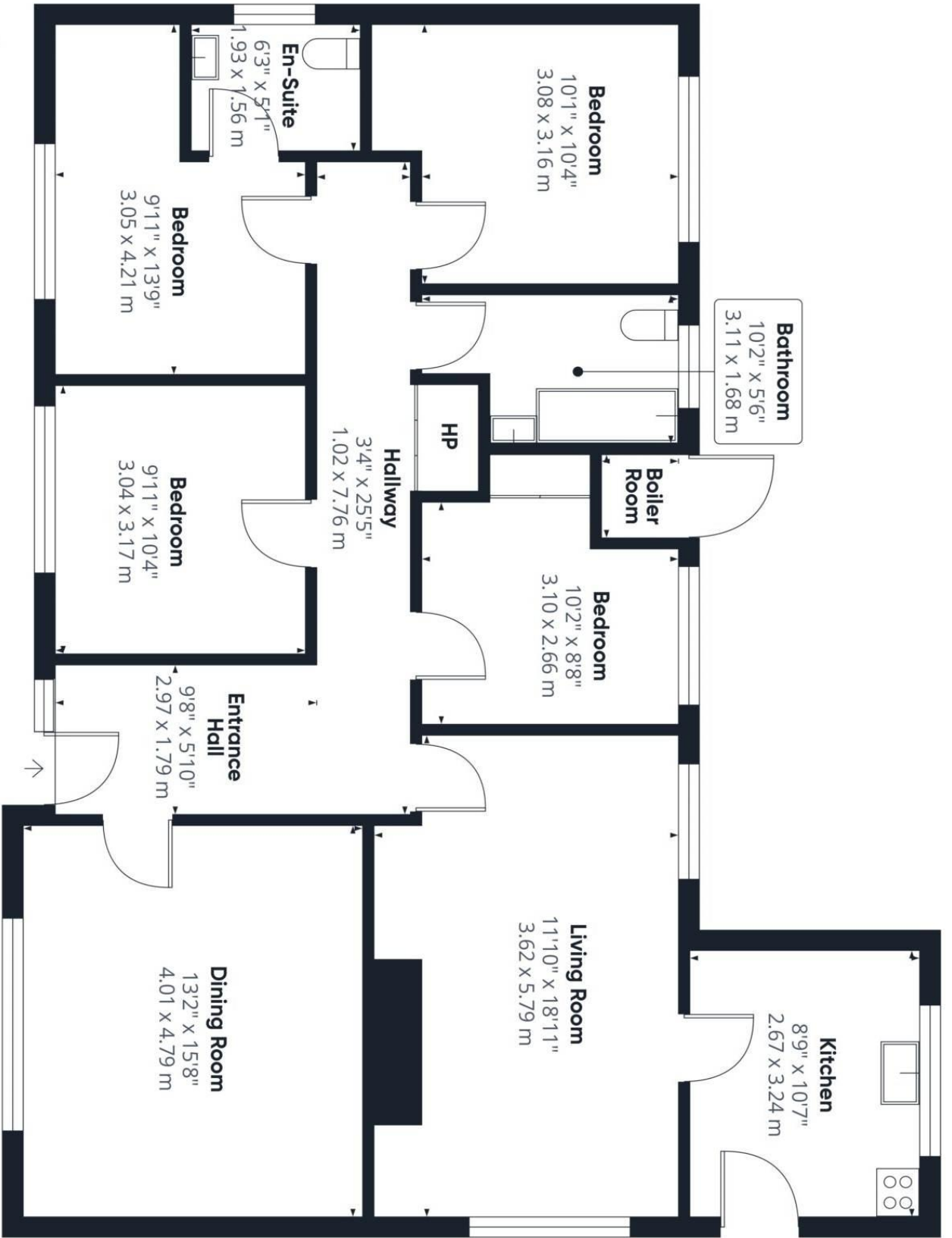
Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Residence on c. 1 Acre, Lung, Ballaghaderreen, Co. Roscommon. F45 VH57



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
 1174 ft<sup>2</sup>  
 108.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360