

For Sale by Online Auction

Residence & Lands On C. 26.00 Acres, Cloonlaughnan,
Mount Talbot, Co. Roscommon, F42 C665

DOUGLAS NEWMAN GOOD

DNG

IVAN
CONNAUGHTON



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**BY ONLINE AUCTION (LSL PLATFORM) ON
FRIDAY 16th JANUARY 2026 AT 3PM**

Prime residential farm to come for sale comprising a two bedroom bungalow residence and agricultural shed to rear altogether standing on c. 26.00 Acres of lands, located on a quiet country road in much sought after area on the Roscommon/Galway border and convenient to Four Roads, Ballygar and Athleague. The property comprised in Folios RN36238 & Part RN37143 (Plans 17180 & 45A).

The Property is offered for sale as follows:

Lot 1 - Residence and Agricultural Shed on c. 0.70 Acres

Lot 2 - c. 25.30 Acres of Lands

Lot 3 – Entire: Residence and workshop/garage on c. 26.00 Acres.

The auctioneer invites enquiries. Viewing strictly by appointment.

For further details, contact DNG Ivan Connaughton on 090-6663700

Legal: Staunton Caulfield Solicitors, Castlerea, Co. Roscommon Tel: 094-9620008

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon, F42 TW70

Tel: 090-6663700

Email: info@dngivanconnaughton.ie

Entrance Hall

3.16m (10'4") x 1.01m (3'4")

Kitchen/Dining Room

4.41m (14'6") x 2.92m (9'7")

Utility Room

2.23m (7'4") x 1.39m (4'7")

Living Room

3.01m (9'11") x 4.2m (13'9")

Hallway

0.98m (3'3") x 2.46m (8'1")

Bedroom 1

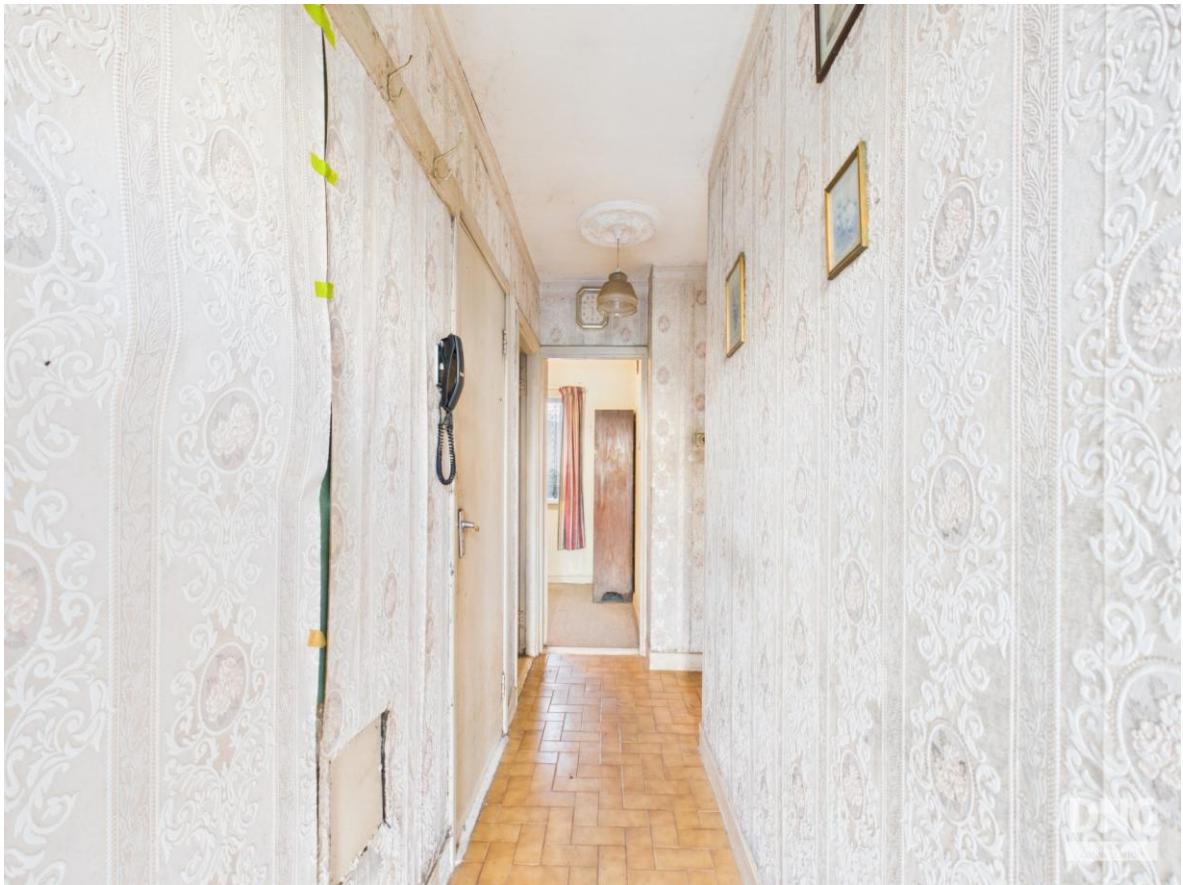
3.63m (11'11") x 2.72m (8'11")

Bathroom

2.52m (8'3") x 1.53m (5'0")

Bedroom 2

2.23m (7'4") x 2.82m (9'3")



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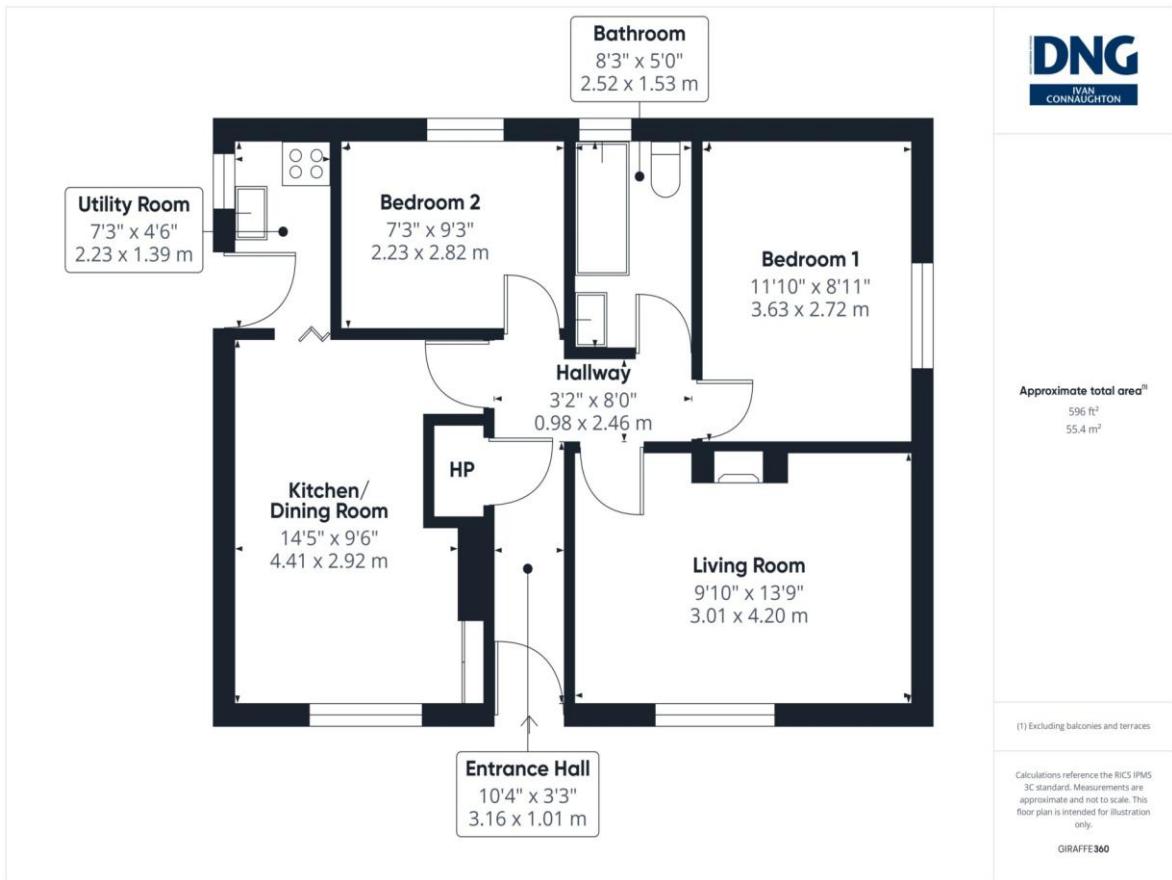
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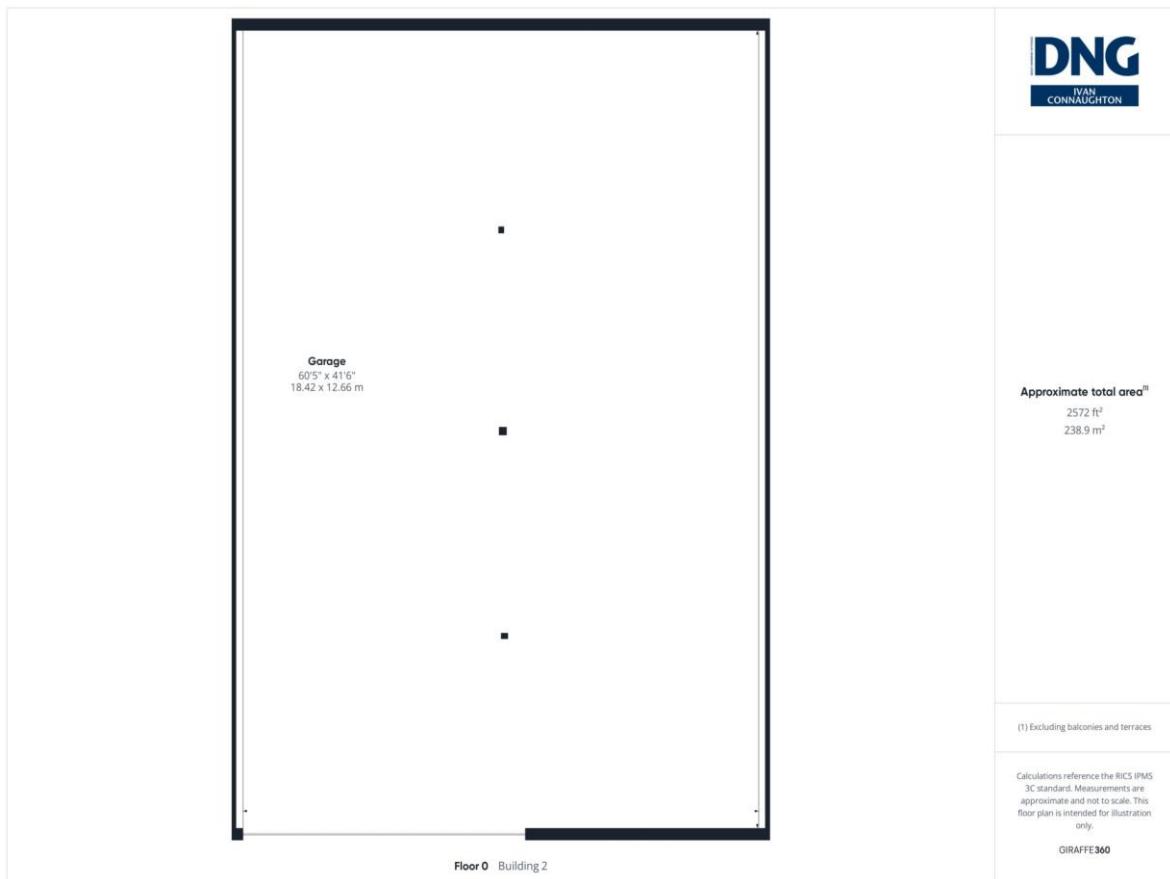
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