

# For Sale

'Formerly Costello's Nursing Home',  
Ballyleague, Co. Roscommon. N39 WR89



BER C1



## Price Region: On Application

DNG Ivan Connaughton presents to market this prime opportunity to acquire a former nursing home with an overall floor area of c. 9,824 sq.ft including 22 bedrooms that would also be suitable as treatment rooms/offices, sitting room, dining room, conservatory, bathrooms, fully serviced kitchen, store rooms, laundry room, staff room, offices and an under floor apartment to the rear. The property is in excellent condition, compliant with fire regulations & wheelchair accessible so holds huge potential for similar or other ventures including child care facility, respite centre, special needs centre, bed & breakfast, conversion into apartments & offices etc. The property stands on c. 0.60 Acres with ample parking and within walking distance of all amenities including Ballyleague Marina on the River Shannon. The property is also centrally located between Roscommon Town, Longford Town and Strokestown which all have a wide variety of amenities and great transport links.

The auctioneer invites enquiries and offers for immediate sale.

**For further details, contact sole selling agent DNG Ivan Connaughton on 090-6663700**

Note: This property is not suitable for use as IPAS Centre as not considered suitable by department.





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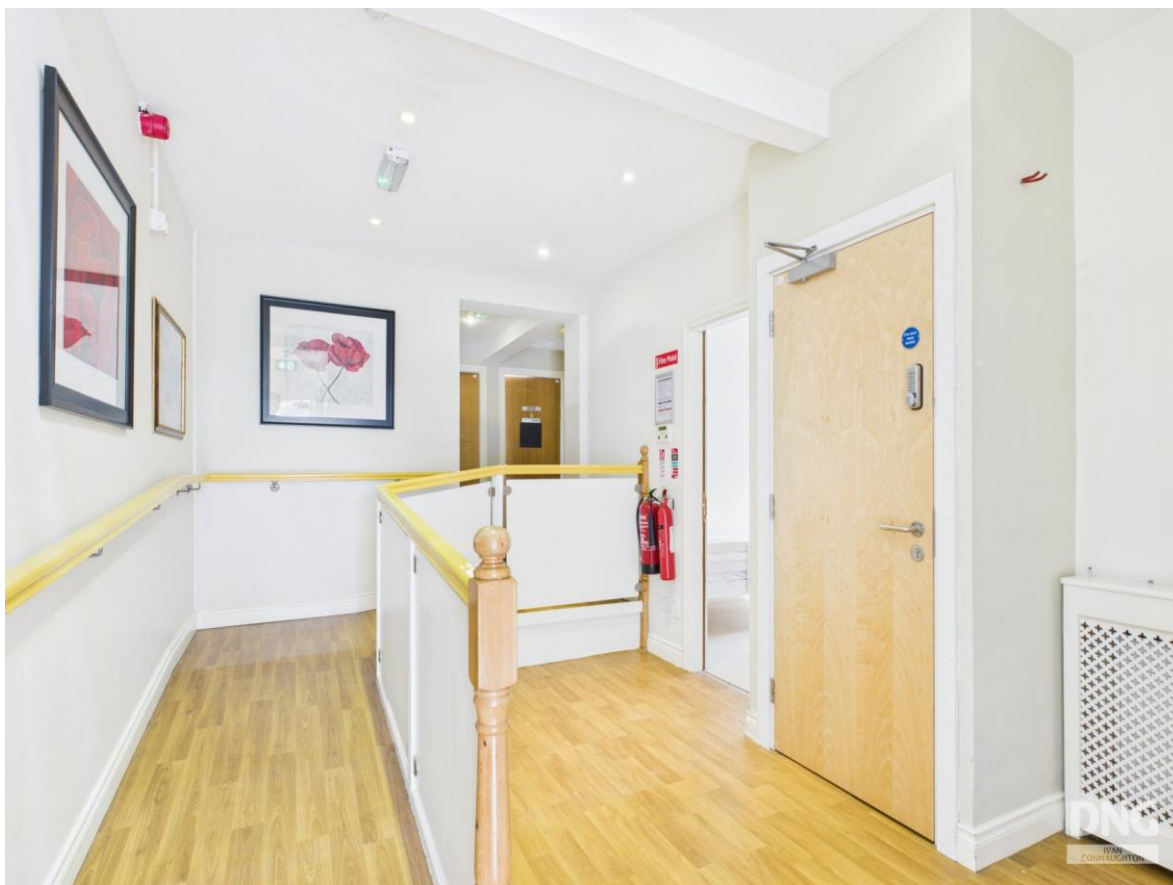


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Floor -1



Floor 0

Approximate total area<sup>(1)</sup>

9824 ft<sup>2</sup>  
911.9 m<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>  
4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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Floor 1

