

For Sale

Mountbellew Town, Co. Galway.

H53 R971

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**



Price Region: Offers in Excess of €300,000

DNG Ivan Connaughton presents this prime opportunity to acquire a town centre residential/commercial property with an overall floor area of c. 6,027 sq.ft, holding huge potential due to the location

Residential: four bedroom residence with reception hallway, kitchen & W.C on the ground floor. Living room, four bedrooms and bathroom on first floor. The residence is in need of renovation and qualifies for the vacant property refurbishment grant. (Total area c. 1,000 sq.ft)

Commercial: Former supermarket with store to rear and independent access from main street (Total area c. 5,027 sq.ft) and private lane way to side. Potential to subdivide into two or three units. Ideal for any business looking for large retail space and storage. The property also benefits from a high volume of passing traffic. Mountbellew is a thriving town with many new developments including Aldi supermarket and the expanding Atlantic Technological University (ATU) Mountbellew.

The auctioneer invites enquiries and offers.

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

PSRA Licence No. 004422

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

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie



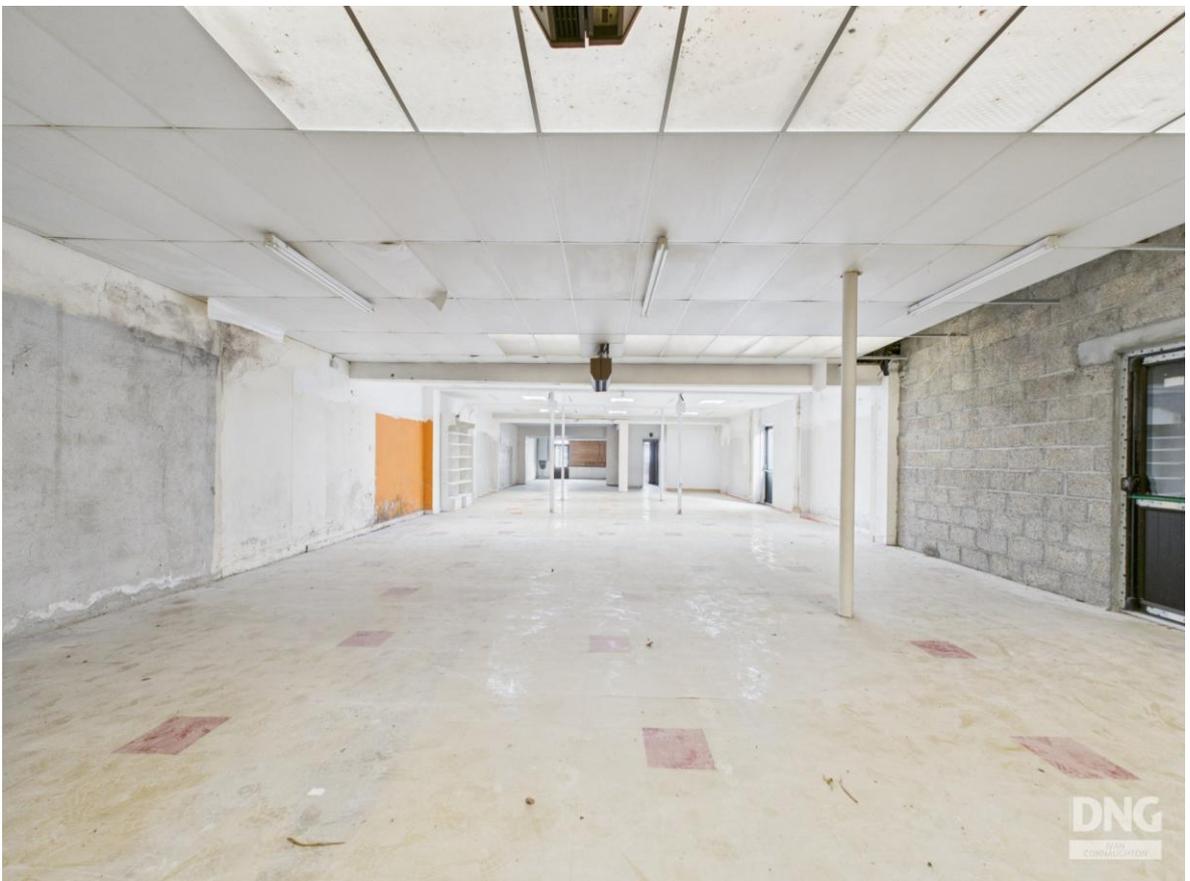


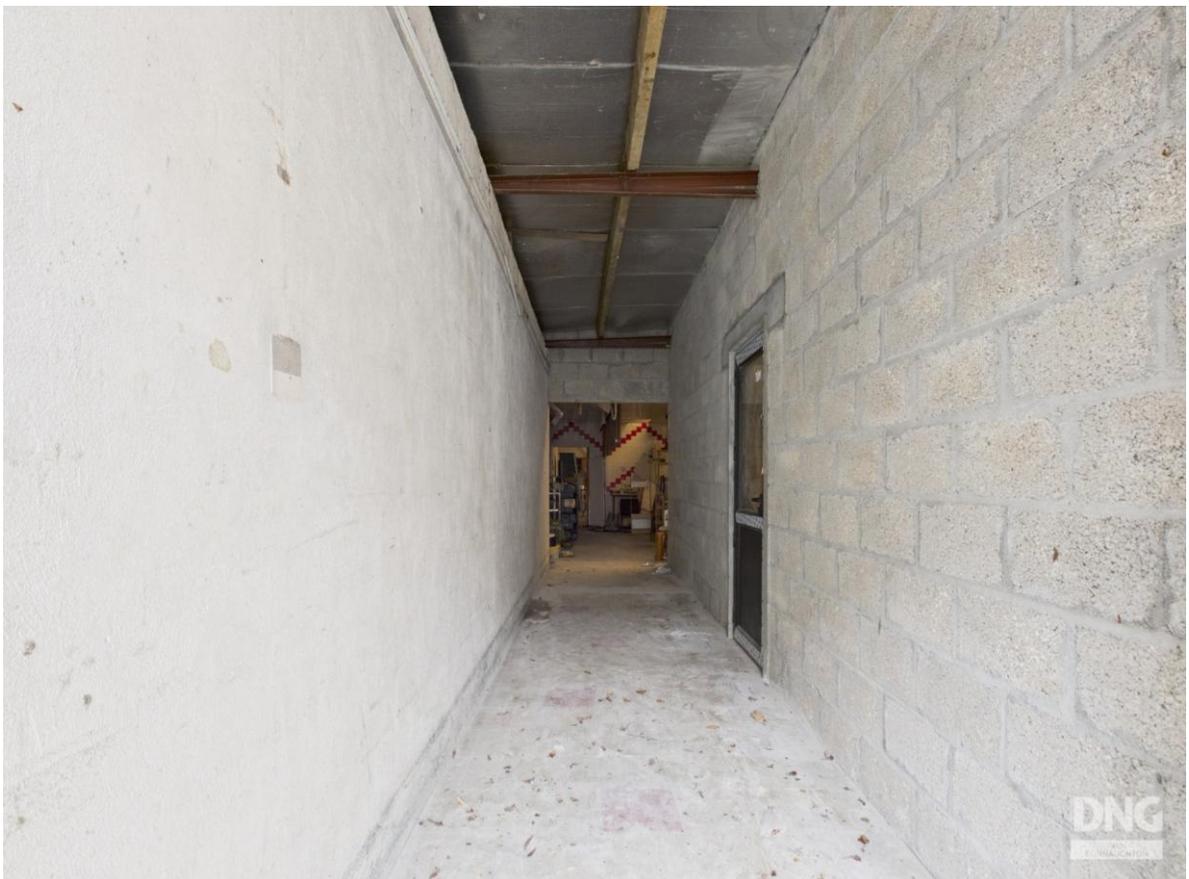


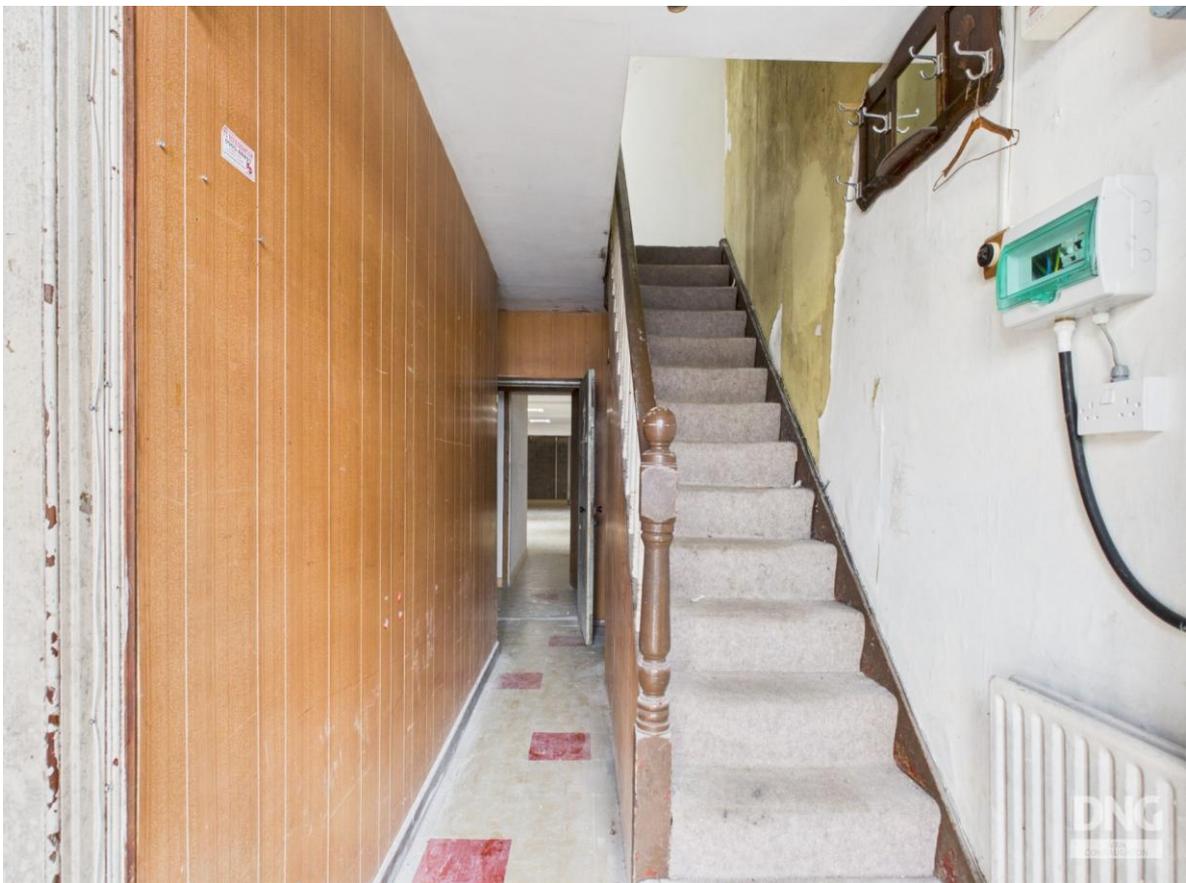
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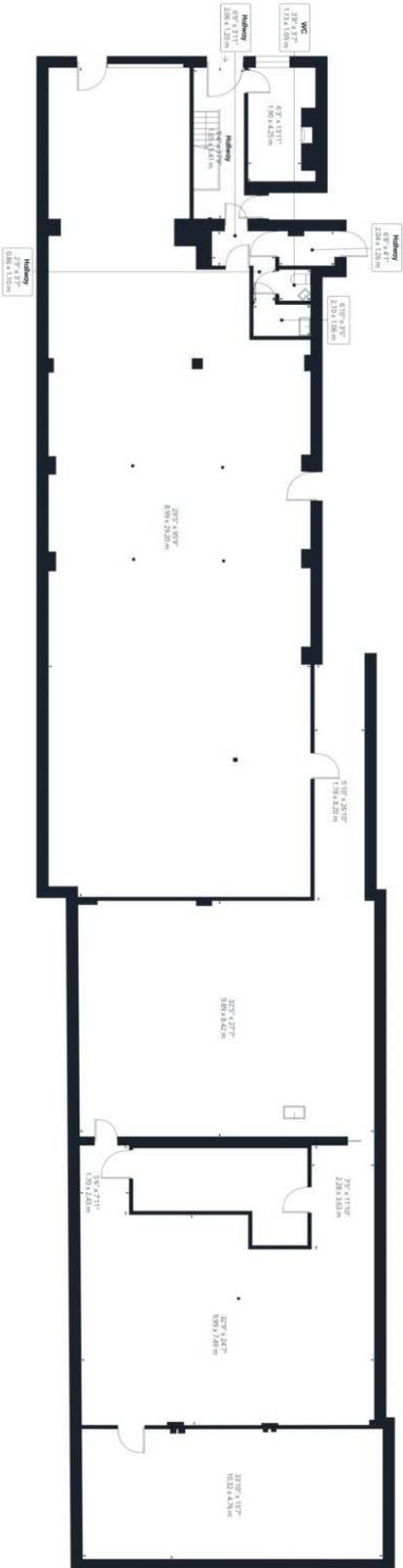




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Floor 0

Approximate total area⁽¹⁾
 5205 ft²
 483.5 m²

(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.



Floor 1

Approximate total area⁽¹⁾

822 ft²
 76.4 m²

(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.

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