

For Sale

Residence On C. 0.67 Acres, Moneymore,
Knockcroghery, Co. Roscommon, F42 YE28

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER G



Price Region: Offers in Excess of €150,000

Attractive three bedroom two-storey residence with extensive range of outbuildings to side altogether standing on c. 0.67 Acres, located in much sought after area c. 2 kilometres from Knockrghery Village and convenient to the towns of Athlone and Roscommon. Accommodation includes hallway, kitchen/living area, living room and utility on ground floor with landing, three bedrooms and bathroom on first floor.

Viewing comes highly recommended.

The auctioneer invites enquiries and offers for immediate sale.

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

Note: This property is vacant for over two years and thereby qualifies for the Vacant Property Refurbishment Grant (subject to terms and conditions of the scheme).

Hallway

1.03m (3'5") x 1.28m (4'2")

Kitchen/Living Area

4.5m (14'9") x 4.17m (13'8")

Utility

2.49m (8'2") x 2.87m (9'5")

Living Room

4.48m (14'8") x 3.29m (10'10")

Landing

1.64m (5'5") x 3.37m (11'1")

Bedroom 1

4.48m (14'8") x 3.31m (10'10")

Bedroom 2

2.74m (9'0") x 1.9m (6'3")

Bedroom 3

2.73m (8'11") x 2.42m (7'11")

Bathroom

1.64m (5'5") x 1.48m (4'10")

OTHER FEATURES

- Unrivalled Location, stunning views of surrounding countryside
- Standing on c. 0.67 Acres, Mature Site
- Feature cut stone wall and arch to front
- Residence with living area of c. 810 sq.ft
- Outbuildings total area c. 552 sq.ft
- Solid Fuel Heating
- Located close to Knockroghery Village and Mote Park
- Qualifies for Vacant Property Refurbishment Grant
- Viewing highly recommended, by appointment only



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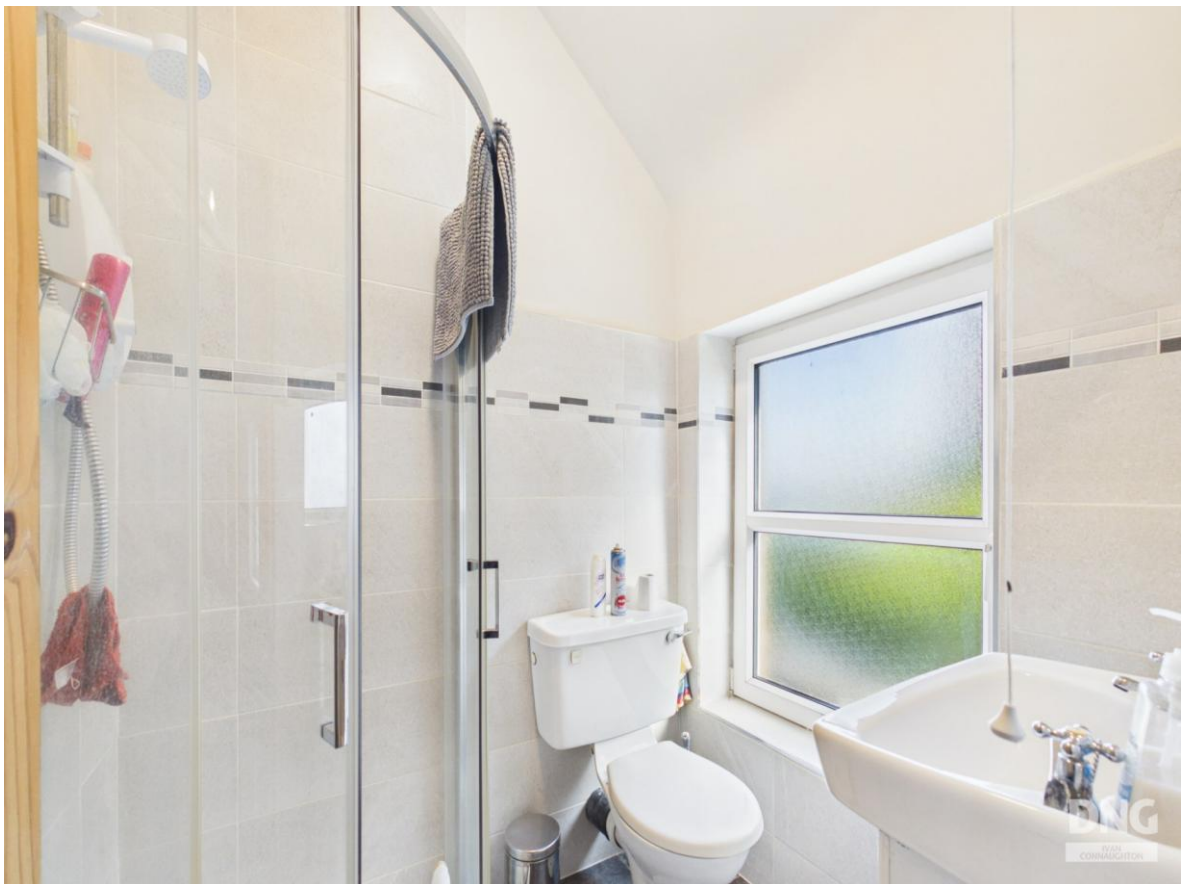
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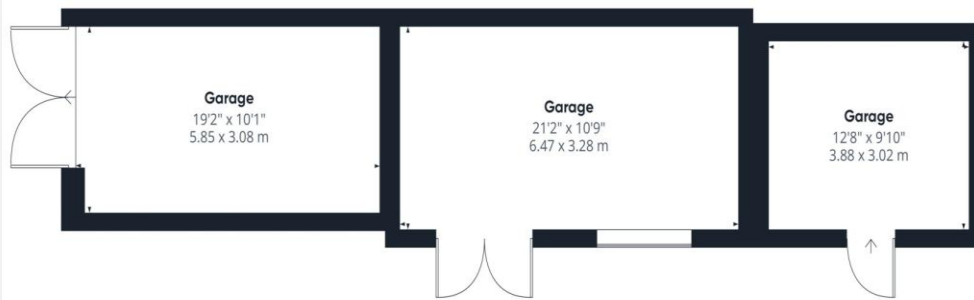


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Approximate total area⁽¹⁾
552 ft²
51.3 m²

(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.

GIRAFFE360



Floor 0 Building 2