

# For Sale

Residence & Farm Buildings on c. 62.34 Acres, (In Lots)  
Knockaunnagat & Cloonagh, Dunmore, Co. Galway  
H54 X054



**BER D2**



## Price on Application

DNG Ivan Connaughton present to market a prime residential farm in renowned farming district located at Knockaunnagat & Cloonagh, Dunmore, Co. Galway, H54 X054.

It is a prime opportunity to acquire a residential holding with extensive agricultural lands extending to c. 62.34 Acres in total.

The residence is a well maintained detached three bungalow residence standing on c. 0.80 Acres together with an excellent range of farm buildings (c. 3,410 sq.ft) including two bay slatted shed, workshop, turf shed and pen & crush. Accommodation comprises entrance hallway, sitting room with open fireplace, kitchen/dining room with solid fuel range, utility area, fully tiled bathroom and three bedrooms. The residence is presented in good condition throughout and benefits from oil fired central heating together with mature boundary hedging offering excellent privacy.

The property enjoys a peaceful rural setting while remaining convenient to Dunmore (c. 2 miles), Tuam (c. 7 miles) and Galway City (c. 20 miles) and Ireland West Airport Knock (c. 26 miles), are all easily accessible making this an ideal opportunity for those seeking a residential farm holding with scale and future potential.

**The property is offered for sale as follows:**

**Lot 1** - Residence & Farm Buildings on c. 0.80 Acres

**Lot 2** - c. 11.20 Acres of Lands

**Lot 3** - Residence & Farm Buildings on c. 12 Acres (Lots 1 & 2 combined)

**Lot 4** - c. 13.25 Acres of Lands

**Lot 5** - c. 17.46 Acres with Ruin of Residence (Huge potential for Quarry Lands)

**Lot 6** - c. 15.02 Acres of Commonage (Quarter Share)

**Lot 7** - c. 2.02 Acres of Lands

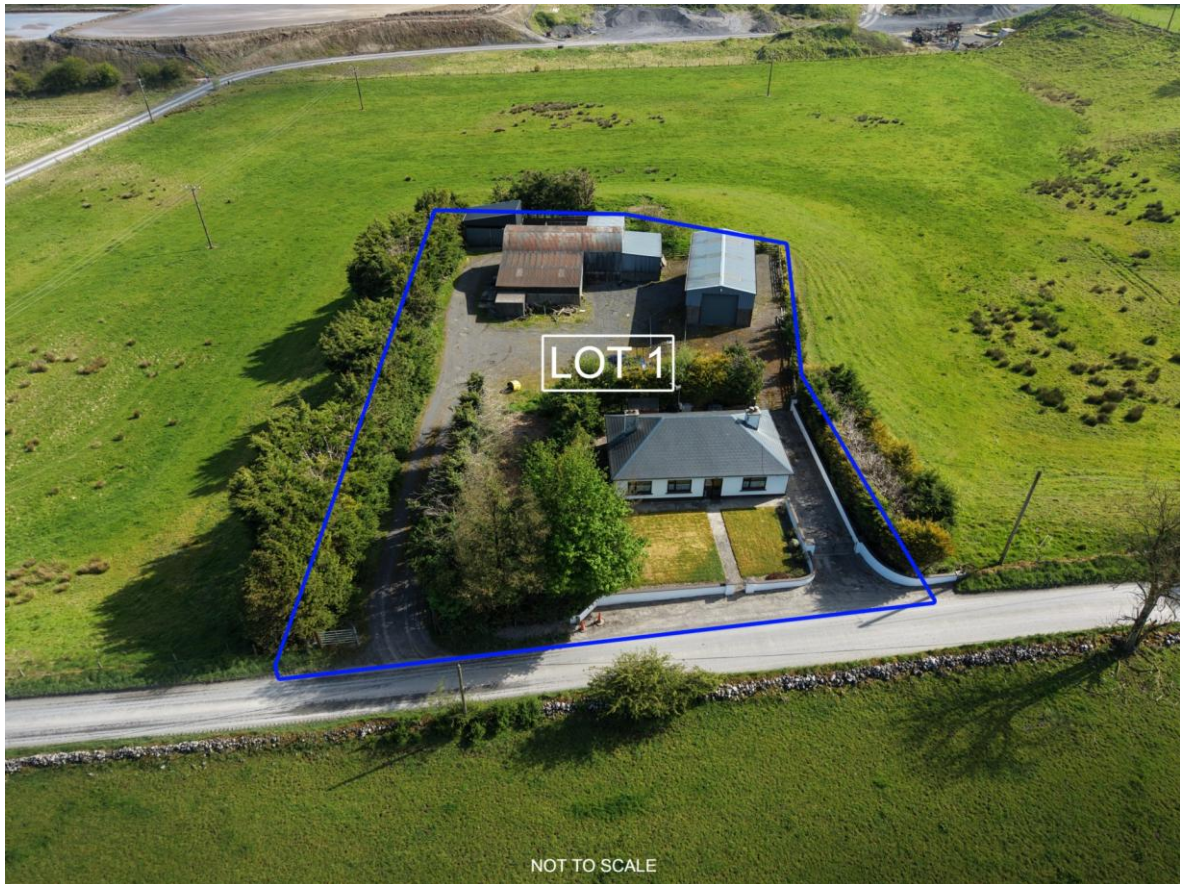
**Lot 8** - c. 1.58 Acres of Boglands

**Lot 9** - c. 1.01 Acres of Boglands – Sale Agreed

**Lot 10** - Entire Property - Residence, Farm Buildings & Ruin of Residence on  
c. 62.34 Acres

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

**Lot 1 - Residence & Farm Buildings on c. 0.80 Acres**



**Lot 2 - c. 11.20 Acres of Lands**



**Lot 3 - Residence & Farm Buildings on c. 12 Acres (Lots 1 & 2 combined)**



**Lot 4 - c. 13.25 Acres of Lands**



**Lot 5 - c. 17.46 Acres with Ruin of Residence (Huge potential for Quarry Lands)**



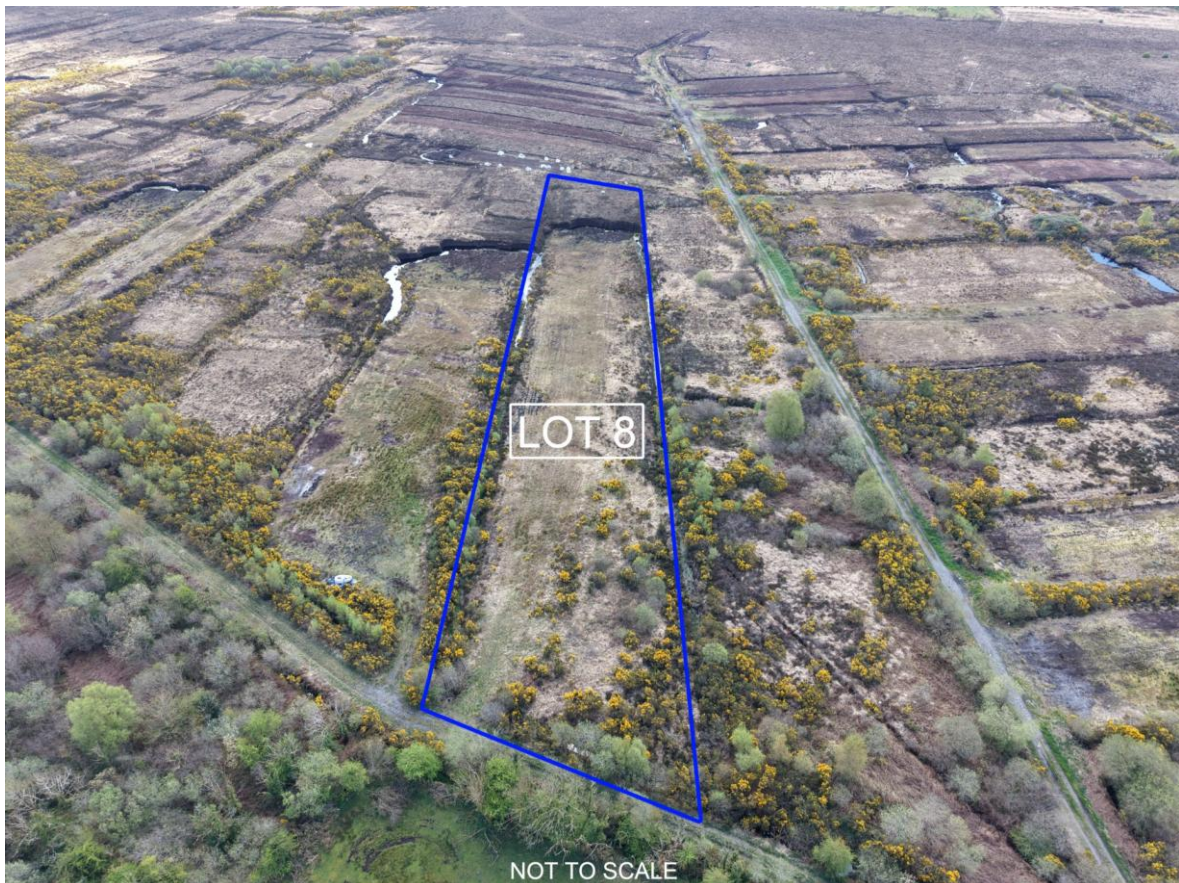
**Lot 6 - c. 15.02 Acres of Commonage (Quarter Share)**



**Lot 7 - c. 2.02 Acres of Lands**



**Lot 8 - c. 1.58 Acres of Boglands**



**Lot 9 – 1.01 Acres of Boglands – Sale Agreed**





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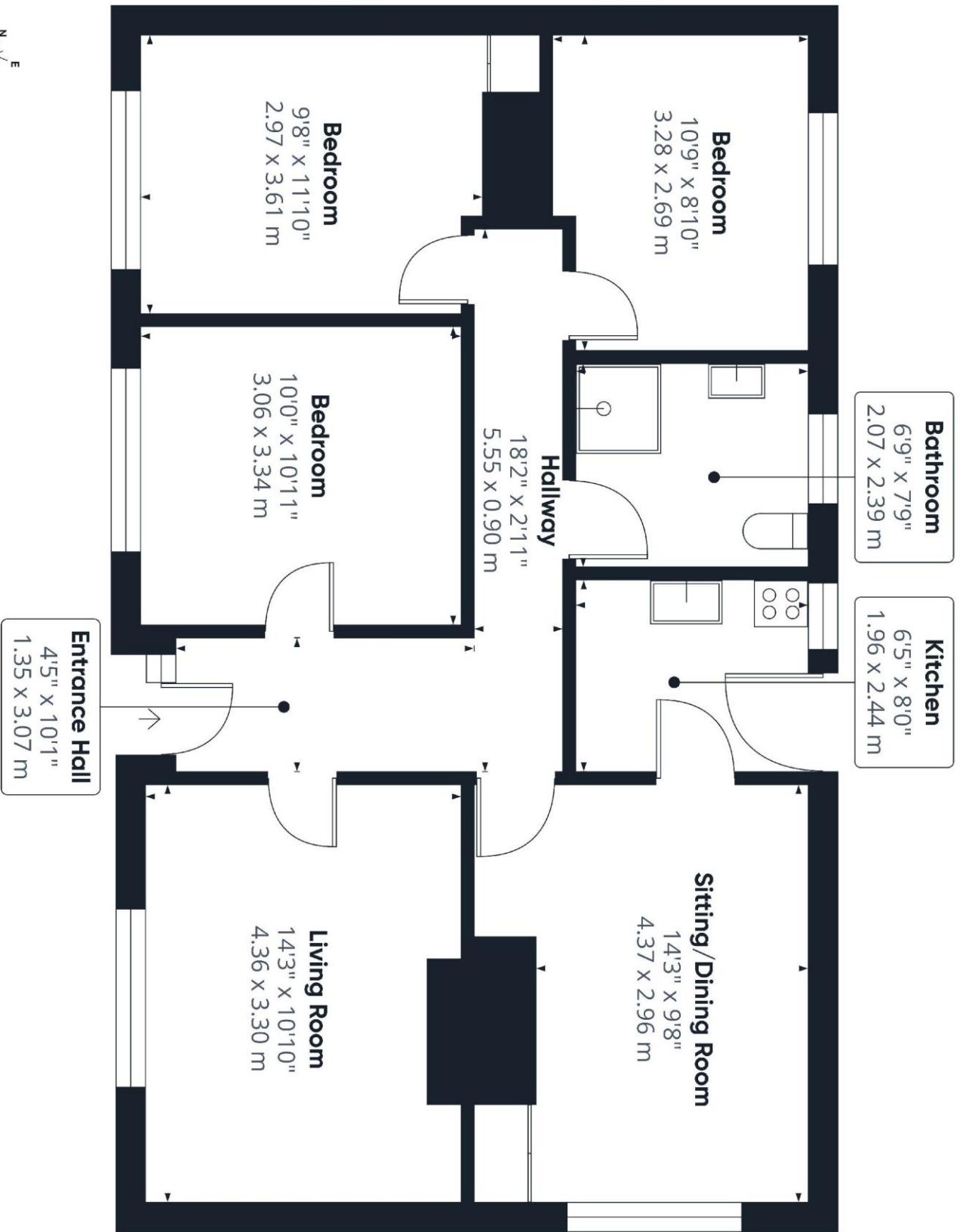
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Floor 0 Building 1



**Approximate total area<sup>(1)</sup>**  
 827 ft<sup>2</sup>  
 76.8 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.

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