

For Sale

Residence on c. 0.89 Acres,
Loughglynn Village, Co. Roscommon. F45 RX29

DONALDAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER G



Price Region: Offers in Excess of €175,000

DNG Ivan Connaughton are delighted to present to the market this attractive four bedroom detached residence, standing on a generous site of c. 0.89 acres in the heart of Loughglynn village.

The residence itself is a well maintained two-storey home offering bright, well proportioned accommodation throughout. Ground floor accommodation comprises an entrance hallway, cosy sitting room with feature fireplace, spacious living/dining room with solid fuel range, fitted kitchen with a bedroom and family bathroom facilities to the rear. At first floor level there are three bedrooms together with a fully tiled family bathroom.

Externally, the property is set behind a traditional street frontage with vehicular access leading to a rear yard area and substantial garage/shed facilities. Beyond the yard, the site extends to the rear in a long, defined strip of mature land bordered by trees and natural hedging, creating a private and sheltered environment. The depth of the site provides outstanding scope for a variety of uses, whether for hobby farming, gardening enthusiasts, recreational space, or potential future development (subject to planning permission). The property also enjoys close proximity to Lough Glynn, adding to its lifestyle appeal.

Located within walking distance of village amenities including shop, national school and church, and conveniently positioned between Castlerea and Ballaghaderreen, this property offers an attractive balance of village convenience and extensive outdoor space.

Properties with this scale of rear ground within the village boundary are seldom offered to the market.

Viewing comes highly recommended.

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



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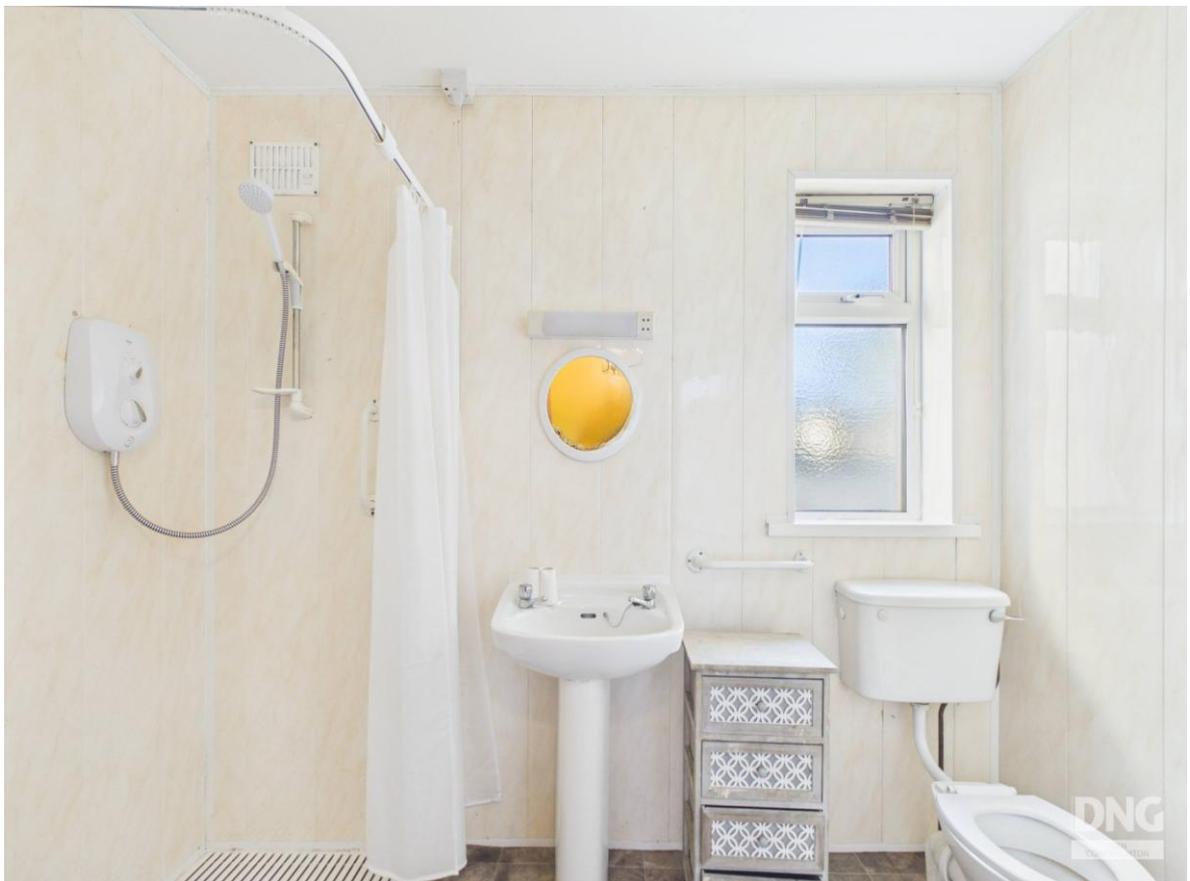
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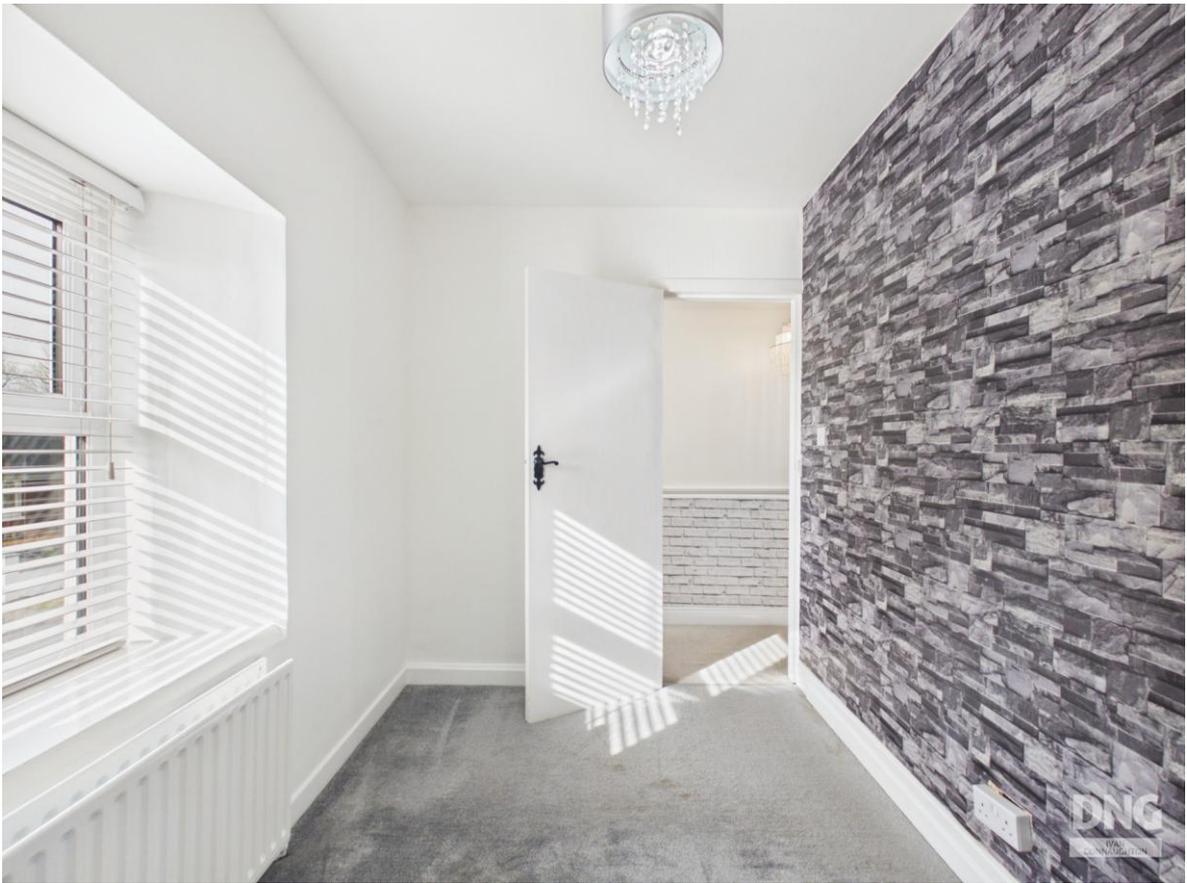
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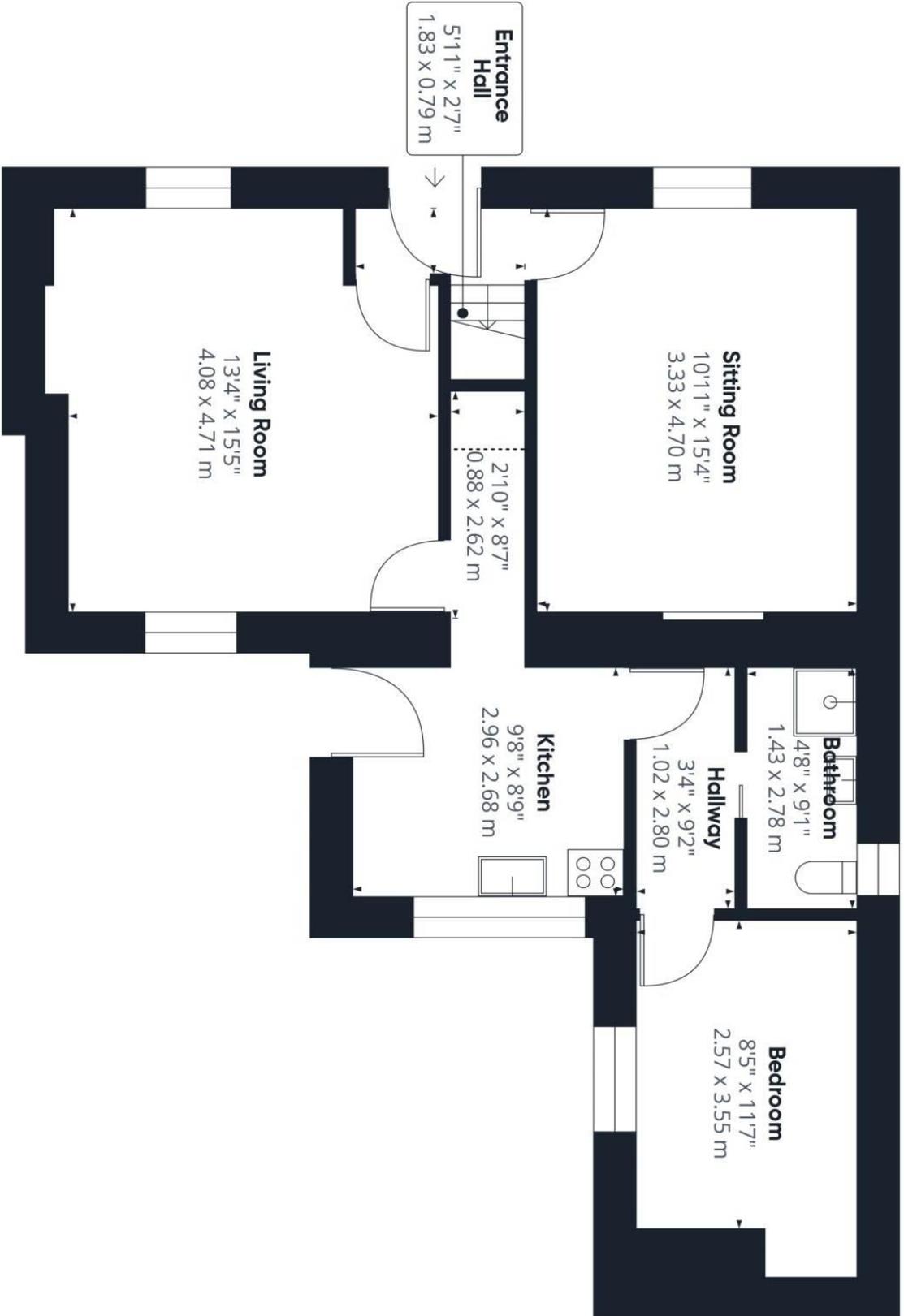
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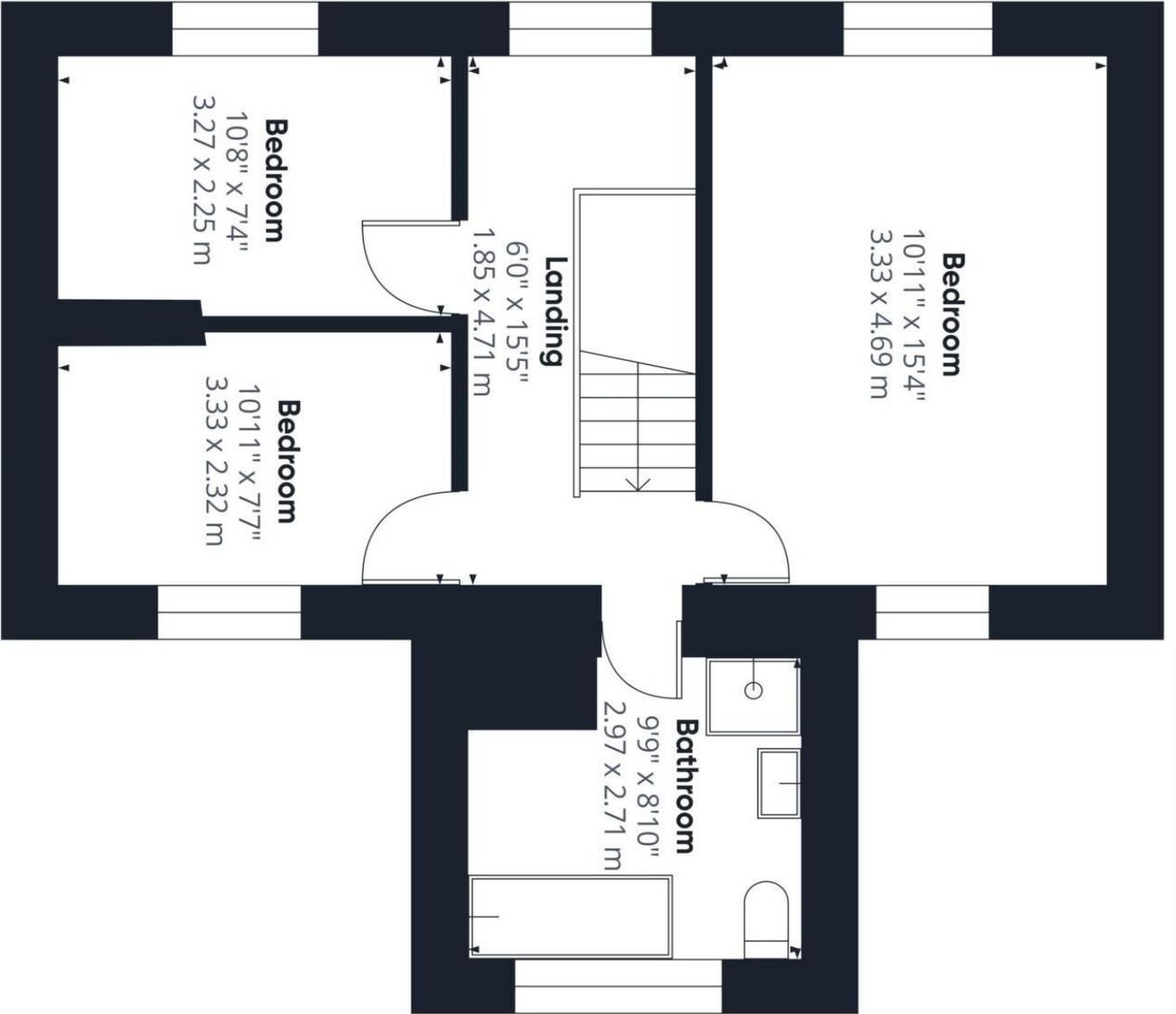


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Floor 0 Building 1

	<p>Approximate total area⁽¹⁾</p> <p>699 ft² 64.9 m²</p> <p>Reduced headroom</p> <p>6 ft² 0.6 m²</p>
	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>



Floor 1 Building 1

Approximate total area⁽¹⁾

496 ft²
46.1 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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