

# For Sale

1 Ballyglass, Lanesborough,  
Co. Longford. N39 P8C3



**Guide Price: €195,000**

DNG Ivan Connaughton presents to market this charming three bedroom detached bungalow set on a mature site extending to c. 0.37 acres, located in a quiet rural setting just a short drive from Lanesborough.

This well maintained residence offers bright and comfortable living accommodation comprising an entrance hall, a cosy living room with feature fireplace, a compact fitted kitchen with adjoining utility/storage area, three bedrooms and a bathroom. The property is presented in good condition throughout and is ready for immediate occupation while offering scope for modernisation if desired.

Externally, the property is set on a generous site with well-defined boundaries, mature trees and hedging providing excellent privacy and detached shed to the rear extending to c. 120 sq.ft. provides excellent additional storage or workshop space.

PSRA Licence No. 004422

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Located within easy reach of Lanesborough and Ballyleague, the property benefits from proximity to local shops, schools, and the River Shannon/Lough Ree, making it an attractive option for a variety of purchasers including first-time buyers, downsizers or those seeking a peaceful countryside retreat.

Viewing is highly recommended and strictly by appointment with the auctioneer.

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

**Entrance Hall**

1.15m (3'9") x 2.09m (6'10")

**Living Room**

2.99m (9'10") x 4.9m (16'1")

**Kitchen**

1.71m (5'7") x 2.35m (7'9")

**Utility Area**

0.94m (3'1") x 1.34m (4'5")

**Bedroom**

2.54m (8'4") x 4.91m (16'1")

**Bedroom**

3.35m (11'0") x 2.4m (7'10")

**Bedroom**

2.98m (9'9") x 2.38m (7'10")

**Bathroom**

2.54m (8'4") x 4.91m (16'1")













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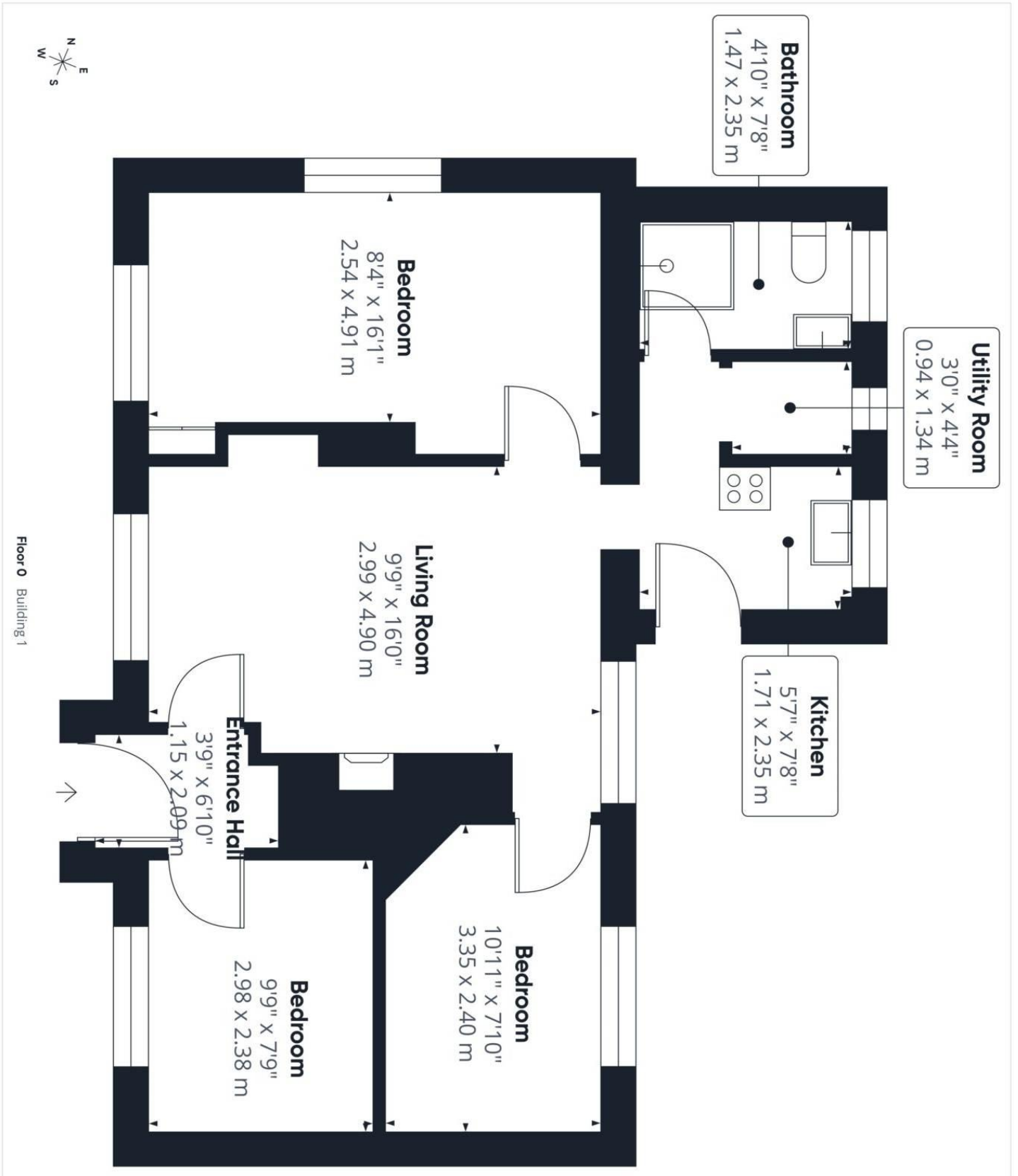
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Approximate total area<sup>(1)</sup>  
 601 ft<sup>2</sup>  
 55.8 m<sup>2</sup>

(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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