

For Sale

Residence & Outbuildings on c. 1.30 Acres,
Castleteheen, Castlerea, Co. Roscommon. F45 K304

DOUGLAS NEWMAN GOOD
DNG

IVAN
CONNAUGHTON

BER E1



Guide Price: Offers in Excess €220,000

Three bedroom residence in excellent condition throughout and set out on a generous c. 1.30 acre site, nestled in the heart of the peaceful countryside. This beautifully maintained residence offers a perfect blend of rural tranquility and convenient access to town amenities, located just 6 km from Castlerea Town. The property also benefits from a selection of outbuildings to the side & rear while being surrounded by scenic countryside views. It presents an ideal opportunity for those seeking space, comfort, and privacy in a picturesque setting, making it the perfect haven for anyone looking to embrace a peaceful rural lifestyle.

Accommodation includes living room, sitting room, kitchen, bedroom and bathroom on ground floor with first floor including landing, two bedrooms, bathroom and storage room. The residence has been vacant for over two years thereby qualifies for the Vacant Property Refurbishment Grant if you renovate and occupy or rent it out. A grant of up to €70,000 is available. Viewing comes highly recommended and is by appointment only.

For further details & viewings, 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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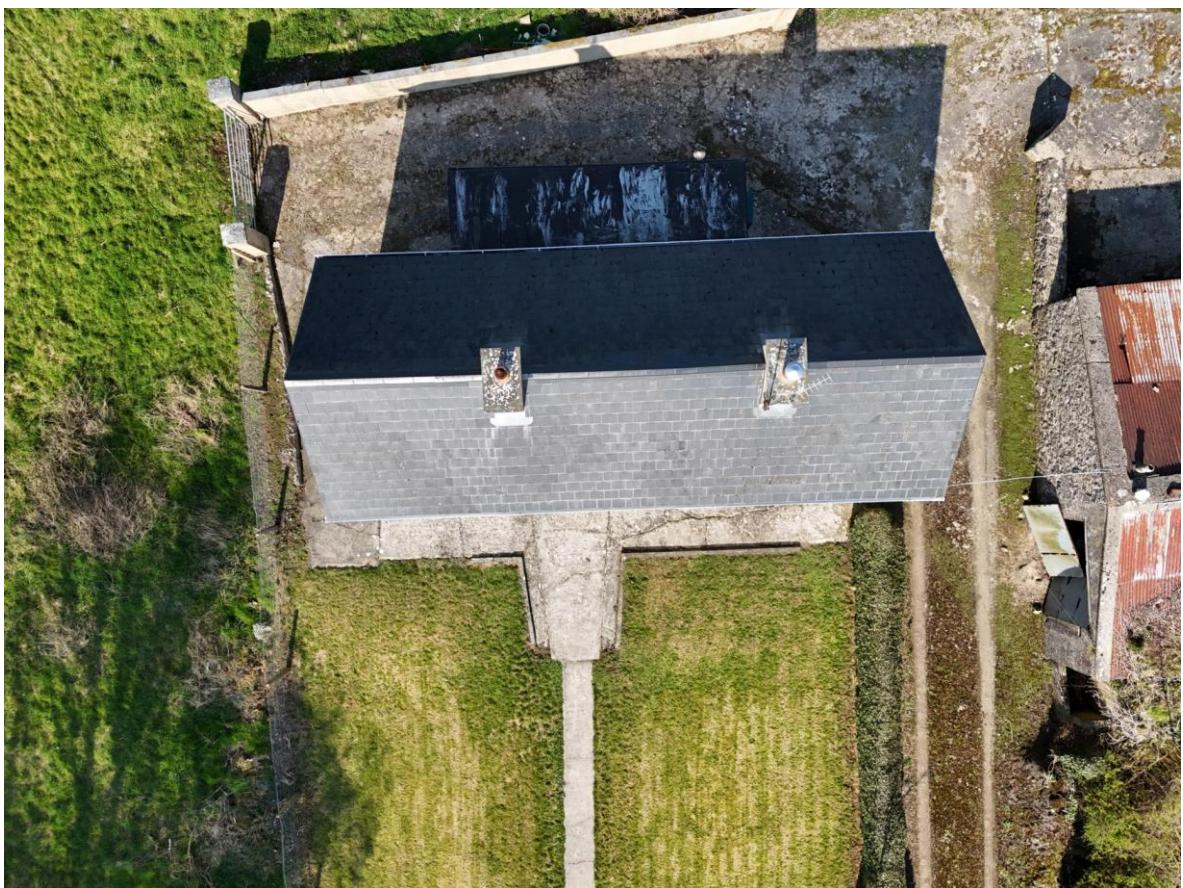
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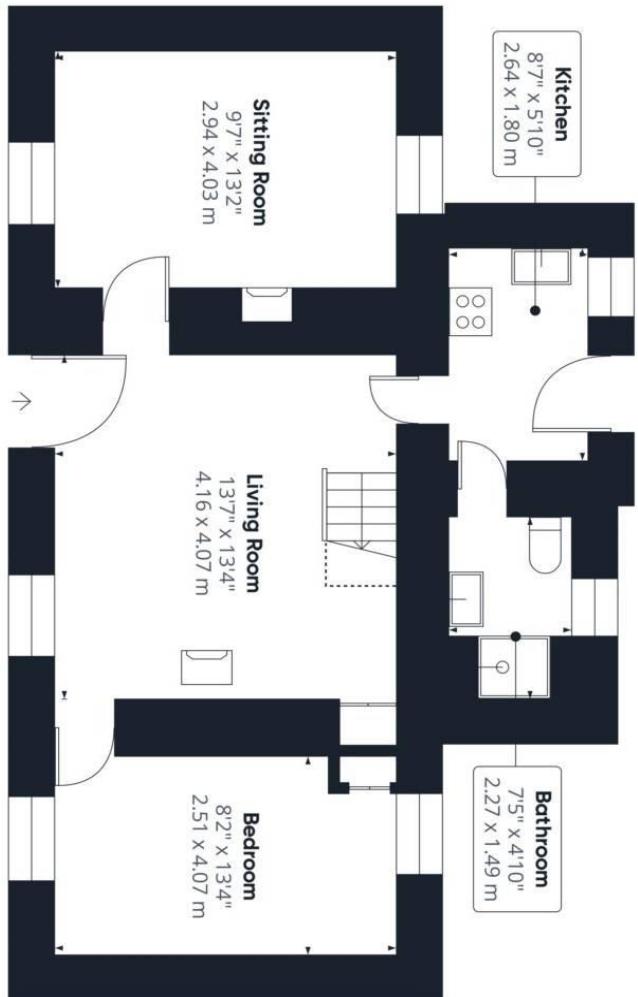
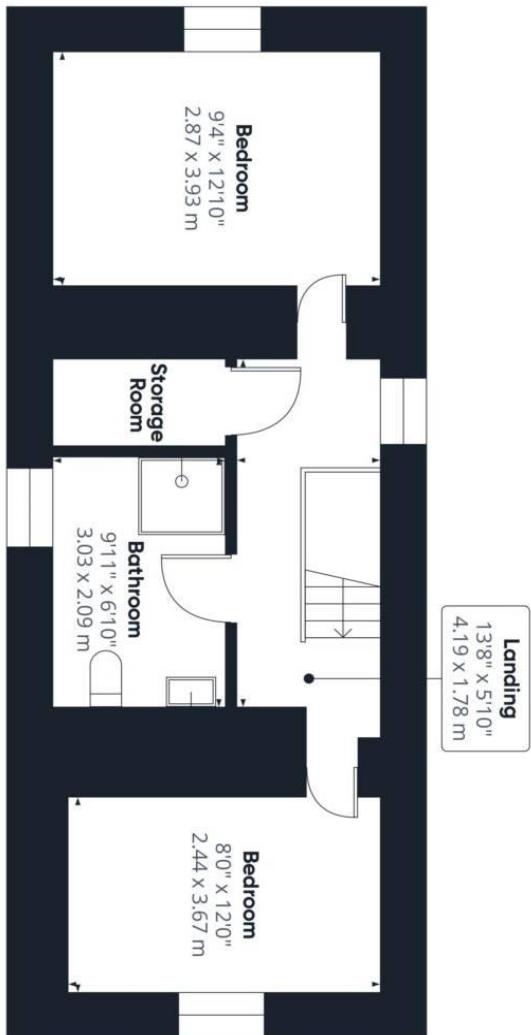
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Approximate total area⁽¹⁾

903.94 ft²

83.98 m²

Reduced headroom

11.87 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
.....
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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