

For Sale

`Lovely House`, Boho, Ballintubber,
Co. Roscommon. F45 W220



Price Region: Offers in Excess of €195,000

DNG Ivan Connaughton presents to market this charming two bedroom farmhouse set in the peaceful countryside of Ballintubber, Co. Roscommon. Set on a generous c. 0.44 acre site, the property enjoys a tranquil setting while remaining within easy reach of local amenities in Ballintubber Village (c. 5 km), Castlerea Town (c. 6 km), and Roscommon Town (c. 24 km).

The property benefits from a new kitchen, new septic tank (registered) and new steel tech shed to the rear. This is 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 Ground Floor: entrance hall, kitchen/dining area, living room, bathroom & utility area.
First Floor: two bedrooms

Viewing comes highly recommended.

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

Entrance Hall

1.76m (5'9") x 1.24m (4'1")

Kitchen/Dining Room

3.95m (13'0") x 4m (13'1")

Living Room

2.77m (9'1") x 4m (13'1")

Utility Room

2.47m (8'1") x 1.09m (3'7")

Bathroom

1.69m (5'7") x 3.4m (11'2")

Bedroom 1

3.18m (10'5") x 4.05m (13'3")

Bedroom 2

2.93m (9'7") x 4.02m (13'2")

OTHER FEATURES

- Oil Fired Central Heating
- Mains Water
- New Septic Tank (Registered)
- New Steel Tech Shed to rear (c. 9 sqm)
- Newly Fitted Kitchen
- Tarmacadamed Driveway
- Laid Lawns to front & rear
- Large c. 0.44 Acre Site
- Located down a quiet country lane



'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220



'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220



'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220



'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220



'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220



'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220

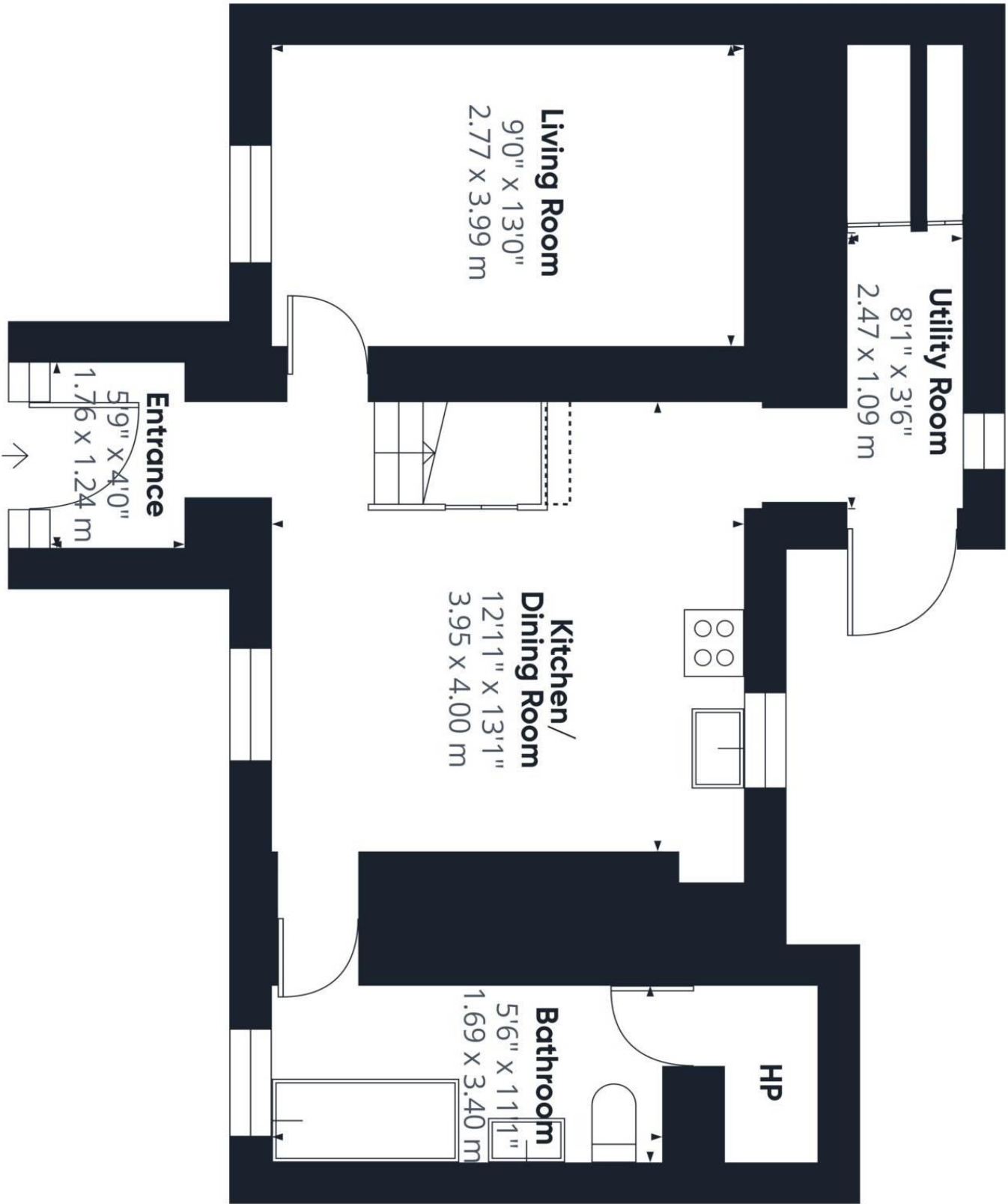


'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220



'Lovely House', Boho, Ballintubber, Co. Roscommon. F45 W220





Approximate total area^m

454 ft²
42.2 m²

Reduced headroom

2 ft²
0.2 m²

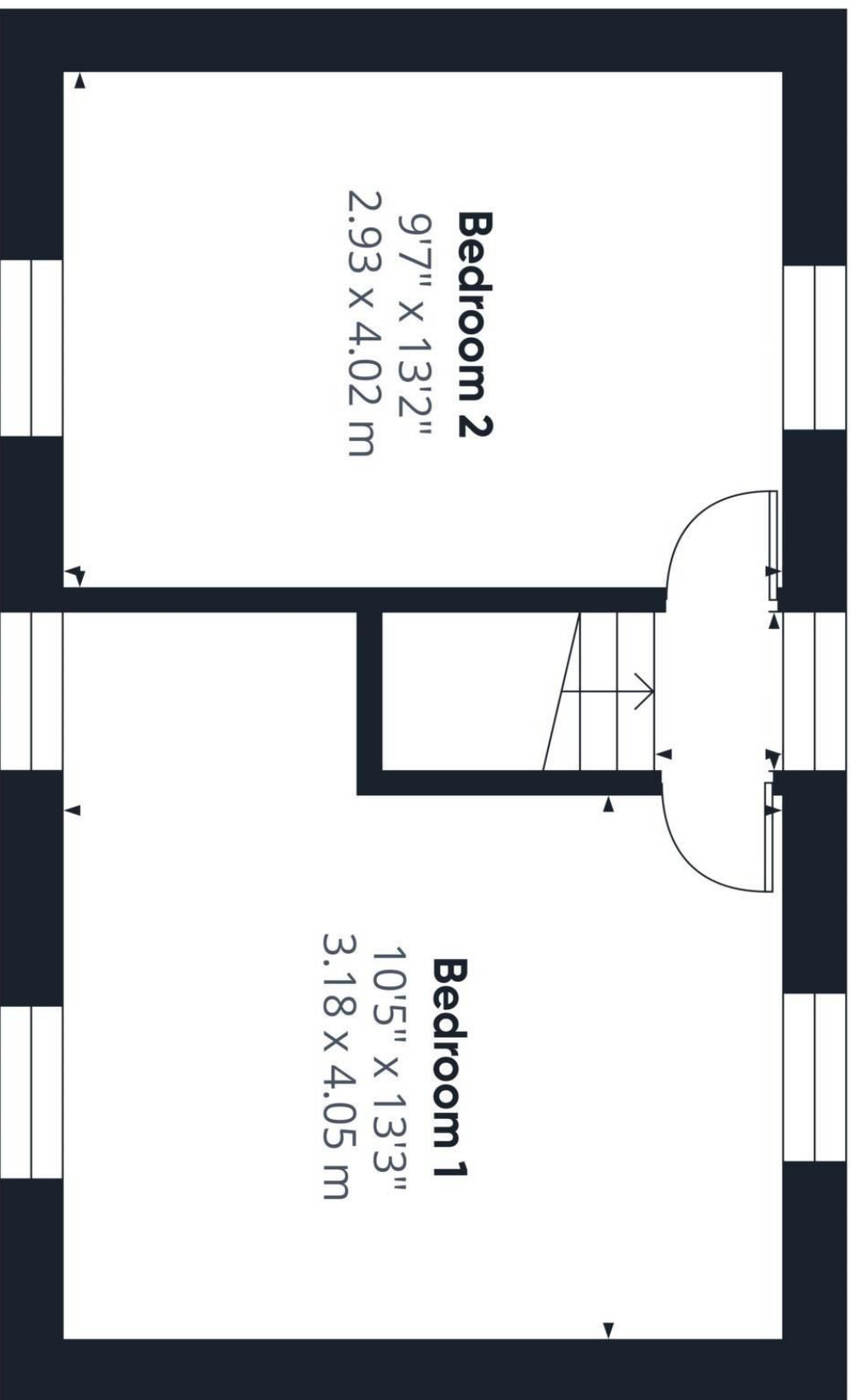
(1) Excluding balconies and terraces

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

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 1



Approximate total area⁽¹⁾

289 ft²
26.8 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.

GIRAFFE 360

Floor 1 Building 1