

Cruby Hill property sold

Property Partners Earley this week reported the recent sale of this fine property located at Cruby Hill, Roscommon Town, *pictured right*.

The purchasers are delighted with the excellent value that was on offer in Roscommon

Town. John Earley of Property Partners Earley commented, "Now is the time to purchase with prices at rock bottom."

For further details on properties for sale in Roscommon town, contact Property Partners Earley on (090) 66 26579.



This house at Greenhill Drive, Knockcroghery is a superior property, standing on a prime elevated roadside site.

Just a stroll from Knockcroghery

A five bedroom detached home just a stroll from Knockcroghery Village is currently for sale with Property Partners Earley in Roscommon, priced at €230,000.

The five-bedroom detached residence is on the front site, located at No. 10 Greenhill Drive, Knockcroghery. It's a superior property, standing on a prime elevated roadside site, finished to a high standard.

Accommodation is comprised of reception hallway, sitting room, which fea-

tures fitted fireplace and timber flooring, large kitchen/dining room, with quality fitted kitchen, floor and backsplash tiling, utility room with fitted units and floor tiling, play room or bedroom, with quality timber flooring, four bedrooms, with the master bedroom having an en suite bathroom and large walk-in wardrobe and bathroom.

The auctioneer invites immediate viewing. For further information, call (090) 66 26579.

New bungalow for just €155,000

An attractive new four bedroom bungalow at Tryhill, Ballygar, is currently for sale with Property Partners Earley, priced at just €155,000.

The 1,850 sq. ft. bungalow is a quality four-

bedroom new home with a garage to the rear, offering spacious living accommodation throughout, finished to a high standard by its present owners located in an attractive countryside setting, offering excellent

views and is primely located just two miles from Ballygar town, just off the main Ballyforan Road. Immediate enquiry invited. For further information call Property Partners Earley on (090) 66 26579.



4 bedroom bungalow at Tryhill, Ballygar, is currently for sale, priced at just €155,000.

Lots of local lots in REA auction

A large number of properties in the region will feature in the REA auction, which takes place in Dublin.

€21 million worth of property will go under the hammer at Ireland's first giant property auction, to be held on Friday, April 30th in the Shelbourne Hotel, Dublin, by Real Estate Alliance. 70 lots have been confirmed, with 65 percent of those being residential properties.

Carthy and Associates in Castlereagh, feature prominently in the auction. For example, Molly's Bar at Barrack Street, Ballaghaderreen, which comes with attractive turnover figures for 2009, has an estimated market value of €550,000.

A two-acre, 45 bedroom nursing home site at Granlahan is for sale, priced at €130,000. Other properties to watch out for include a residential site at Castlereagh with full planning permission for two two-bedroom bungalows opposite Castlereagh Golf Club, with an estimated value of €80,000.

There is also a prime commercial pharmacy at Barrack Street, Castlereagh, with a rental income of circa €36,000 per annum, for sale with an estimated value of €400,000.

County Leitrim is well represented with four bedroom homes at Mohill road, Drumsna, with market values of €160,000 and €200,000; a detached four-bedroom house overlooking a lake at Gortinty, Drumsna for €160,000 and a riverside investment property with tax relief in Rooskey for €125,000.

Beautiful home in Bushy Park up for auction

A beautiful home on a 1.18-acre site at Ballagh, Bushypark, Galway, is currently for sale with Seamus Carthy of Carthy & Associates REA, Castlereagh.

The luxurious home extends to 5,181 sq. ft. on the ground floor, with an additional 2,300 sq. ft. on the first floor. The property enjoys outstanding views of the Corrib and is one of the finest homes currently on the market.

The property had an original guide of €3.3 million, but Seamus Carthy of Carthy and Associates Real Estate Alliance, has confirmed that the guide price for the forthcoming auction to be held in Dublin on April 30th, is €1.5 million. Seamus Carthy of Carthy and Associates Real Estate Alliance will present this outstanding residence in Galway City to the Real Estate Alliance nationwide property auction, at 11 am on Friday 30th April, in the Shelbourne Hotel, Dublin (unless previously sold).

Situated approximately two miles from Galway City in the much sought after residential area of Ballagh, Bushypark, this outstanding spacious residence is finished to a quality specification and presented to the market in turnkey condition. Luxury is an understatement with its touch screen display for lighting, recessed lighting throughout, pumped body jet shower in both the master bedroom en suite and the main bathroom. The first floor is open-plan with



An exclusive property in Bushy Park, Galway has been reduced in price from €3.3m to guiding €1.5 m and is to be sold at the Real Estate Alliance National Property Auction.

plush wool carpet throughout. Some of the many features this spectacular property has to offer are a fabulous German design kitchen, under-floor heating zone controlled by digital thermostat, beautifully landscaped gardens and a gymnasium with provision for a sauna.

Accommodation is comprised of an entrance hallway, dining room, kitchen, utility room, family room, conservatory, four bedrooms, three of which are en suite and there is also a walk-in wardrobe in the master bedroom, bathroom, gym and sauna provision. The property also has an

additional 2,300 sq. ft available on the second floor, which is ideal for conversion (subject to planning permission). The property benefits from double garage with remote control doors.

Security is a high priority with this residence, with access to the property via electric gate with remote control. The property also boasts a colour CCTV system with night vision cameras, video and two-way audio monitor with access key code.

Further details from sole selling agents Carthy & Associates Real Estate Alliance on (094) 96 25990 or Seamus Carthy on (086) 8035538.

PROPERTY PARTNERS **Earley**

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Viewing comes Highly recommended by The Auctioneer

Quality home at Golf Links Road for €270,000

'Meadowfield' is a quality four bedroom bungalow at Golf Links Road, Roscommon and it is currently for sale with ERA Oates

in Roscommon, priced in the region of €270,000.

The bungalow was constructed in 2006 and finished to a high standard by its present owners. It is located in a sought-after mature residential area adjacent to Roscommon Golf Club and within walking distance of Roscommon town centre.

This impressive bungalow lies on large landscaped grounds with tarmac drive. Accommodation includes four large bedrooms (with the master bedroom being en suite), sitting room, kitchen, dining room, utility and family bathroom.

For further information call ERA Oates on (090) 66 27878.

Dormer bungalow at Kilbegnet for €175,000

A substantial four-bedroom dormer bungalow at Kilbegnet, Creggs, is currently for sale with ERA Oates in Roscommon, priced in the region of €175,000.

The newly built residence is situated in a quaint countryside setting, located one and a half miles from Creggs village and nine miles from Roscommon town. An elegant property with an attractive stone façade, it boasts four large bedrooms (en suite), sitting room, kitchen, dining room, utility room with toilet off and family bathroom. Outside there is a large site of circa 0.7 acres.

For further information, call ERA Oates on (090) 66 27878.

