

## Prime town centre pub for lease

The renowned town centre pub in Roscommon, JJ Harlow's, is currently for lease with Sherry FitzGerald P. Burke.

The property has a long established trading history and is pivotally located in the centre of Roscommon town with dual access from Market Square on the Main Street and the Harrison Retail Centre. It is adjacent to a taxi rank and a host of fine restaurants, etc. There is accommodation adjoining this property, which can be leased with the public house.

This landmark premises is a well-known watering hole throughout Co. Roscommon and beyond. The entrance from Main Street leads into the front bar with a partitioned seating area adjacent to service counter. The bar leads into a spacious front lounge area with traditional cast iron fireplace, seating area and long service counter extending down to the rear lounge with pool table, elevated seating enclosure, band stand, two self service draught beers/stouts dispenser, high tables with stools, ladies and gents toilets, etc.

The rear lounge gives access to a smoking area with enclosed seating and canopy. There is also a private entrance for deliveries with access to the rear lounge.

JJ's, as it's known locally, is in a truly excellent location with good footfall. It



is both a traditional and contemporary public house with its fireside lounge and timber floors in the original front bar and lounge and pool table, flat screen televisions, self service draught beers/stouts dispenser and smoking area with enclosed seating and canopy to the rear. For further details contact Sherry FitzGerald P. Burke in Roscommon on (090) 66 27200.

## Prime location at Cloonconra

Sean Naughton is delighted to offer for sale this five-bedroomed bungalow situated in a prime location, just two miles from Lough Ree on the River Shannon.

Accommodation includes: Living room, sitting room, kitchen, dining room, utility room, toilet, five bedrooms (one of which is en-suite with



walk-in wardrobe) and bathroom.

The property is surrounded by large, well-maintained landscaped gardens with mature trees and shrubbery. Of added

benefit, to the rear is a large workshop and separate garage with a spacious tarmacadam hard standing. The property has OFCH throughout. Price on application.

For further details or an appointment to view, please contact Sean at the office on (090) 66 25080 or on his mobile (087) 2479486.

## Quality bungalow at Kilrooskey

Loretta Dowd of Property Partners Earley is this week advising a quality four bedroomed bungalow at Corbo, Kilrooskey has been reduced to sell.

The current price guide of €170,000 is described by the agent as being "excellent value due to the finish and location of the property. The property has recently been fitted with a superb new state-of-the-art kitchen. Viewing is recommended to fully appreciate the finish of this property".

She described the bungalow as "very attractive and spacious in a most select countryside setting only four miles from



Roscommon town on an elevated site with fine views". For further details or to arrange a viewing, please contact Loretta Dowd of Property Partners Earley Roscommon on (090) 66 26579 or email [jearely@propertypartners.ie](mailto:jearely@propertypartners.ie) or log onto [www.propertypartners.ie/earley](http://www.propertypartners.ie/earley).

## Attractive price tag in Athleague

An attractive three-bedroom bungalow adjacent to Athleague village and standing on a large, private mature site is currently for sale with Ivan Connaughton Auctioneer, with a bargain price tag of offers in excess of €120,000.

Local amenities include church, shop, post office, launderette, pubs, hairdressers etc. The property is in need of slight mod-



ernisation, with spacious living accommodation throughout. Accommodation includes a reception hallway, sitting room, living room, kitchen/dining room, utility room, three bedrooms and family bathroom. Features include a mar-

ble fireplace in the living room, a brick fireplace and solid wooden floor in the sitting room. There are built in wardrobes in the bedrooms. Outside, there is a garage to the side, mature hedging, laid lawn sand double gates to the front. The driveway is kerbed and tarmacadamed.

For further information contact Ivan Connaughton Auctioneer on (090) 66 34021.

## Sean Naughton MIPAV

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### NEW TO THE MARKET 3 BEDROOM RESIDENTIAL FARM WITH 35 ACRES AT BALLYMURRAY



Accommodation: Kitchen, Dining Room, Sitting Room, 3 Bedrooms, Shower Room (downstairs) and Bathroom (upstairs). Land is of the highest quality. Can be sold in 3 Lots. Lot 1: House & 27 acres, Lot 2: 8 acres, Lots 3: House & 35 acres. Legal – Sean Mahon, Mahon Sweeney Solicitors, Roscommon

### NEW TO THE MARKET 5 BEDROOM BUNGALOW AT CLOONCONRA, BALLYMURRAY



Accommodation: Living Room, Sitting Room, Kitchen, Dining Room, Utility Room, Toilet, 5 Bedrooms (1 En-Suite & Walk-In Wardrobe) & Bathroom. Large workshop and garage to rear. In prime location – only 2 miles from Lough Ree on the River Shannon. Legal – Sean Mahon, Mahon Sweeney Solicitors, Roscommon

### NEW TO THE MARKET LUXURY 8 BEDROOM BUNGALOW AT CURRY, STROKESTOWN



Accommodation: Entrance Hall/Reception, Cloakroom, WC, Sitting Room, Kitchen, Dining Room, Office, 8 Bedrooms (all En-Suite) & Bathroom. Enjoying panoramic views of Kilglass Lakes and surrounding countryside, this property would be ideal as a B&B.

### NEW TO THE MARKET 5 BEDROOM BUNGALOW AT ARDSALLAGH, ROSCOMMON



Accommodation: Entrance Hall/Reception Area, Sitting Room, Kitchen, 5 Bedrooms & Bathroom. Situated on a large site in a quiet cul-de-sac yet within easy walking distance of Roscommon Town Centre.

For further information on any of the above properties, please contact the office on 090 6625080 or Sean on 087 2479486.

## PROPERTY PARTNERS Earley

WWW.PROPERTYPARTNERS.IE

STONE COURT, THE SQUARE, ROSCOMMON  
TEL. 090 66 26579. FAX: 090 66 25405

### HOUSE BARGAIN OF THE WEEK Luxury 5 bedroom detached 2 storey residences LOCATED AT

**CASTLE MANOR, RACECOURSE  
ROAD, ROSCOMMON**  
**UNBEATABLE VALUE  
FROM €185,000**



Superior properties offering c.1,700 sq.ft of spacious living accommodation. This detached development offers excellent location within a few minutes walk of Roscommon town centre with views of Roscommon castle.

**The auctioneer invites immediate viewings and offers.**

[www.roscommonpeople.ie](http://www.roscommonpeople.ie)

Connecting with Roscommon people everywhere!

Sherry  
FitzGerald  
P Burke



### FOR LEASE

### JJ HARLOW'S PUBLIC HOUSE Market Square, Roscommon

Renowned public house with long established trading history pivotally located in the centre of Roscommon town with dual access from Market Square on the Main Street and the Harrison Retail Centre adjacent to a taxi rank and a host of fine restaurants, etc. There is accommodation adjoining this property which can be leased with the public house if required.



For further details, contact the office.

Sherry FitzGerald P. Burke, Goff Street, Roscommon.  
Ph: (090) 66 27200/Fax: (090) 66 27201.  
Email: [info@pburkeassociates.com](mailto:info@pburkeassociates.com)

## Impressive bungalow at Killinvoy



A most impressive four-bedroom bungalow at Killinvoy, Knockcroghery, is currently

for sale with ERA Oates in Roscommon and is excellent value at €250,000.

The home extends to an impressive 2250 sq. ft, offering four large bedrooms, two of which are en-suite, together with study, sitting room, kitchen/dining room, conservatory, utility and bathroom.

Built to the highest standards and finished in show-house condition, a unique feature of this property is the two extra large bay windows to the front, which fills the rooms with natural light. The property sits on an elevated half-acre mature site with excellent views of the surrounding countryside.

It is located circa two miles from the villages of Knockcroghery and Lecarrow and within easy commuting distance of Athlone and Roscommon Town centres. For further information, contact ERA Oates on (090) 66 27878.

## Great farm holding at Ballymurray



New to the market at Sean Naughton's is this well-maintained traditional-style detached residence and farm holding, located 3km from Roscommon Town, just off the main Roscommon to Athlone road (N61).

Accommodation includes: Kitchen, dining room, sitting room, three bedrooms, shower room (downstairs) and bathroom (upstairs). The land is of the highest quality, in one block and is laid out in pasture. The residence itself is surrounded by large, landscaped gardens with well-kept lawns, trees, flowers and shrubbery.

This would be a great opportunity for a neighbouring farmer to acquire a high quality residential farm holding. The property can either be sold in its entirety or in two lots. Lot 1: House and 27 acres. Lot 2: 8 acres. Lot 3: House and 35 acres. Price on application. For further details or an appointment to view, please contact Sean at the office on (090) 66 25080 or on his mobile (087) 2479486.