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### FOR SALE:

Circa 25 acres at Cloonadra, Lanesboro, Co. Roscommon. May be sold in lots to suit

### WANTED:

Old cottages in good or bad condition.

### ALSO REQUIRED:

Lands to lease with or without maps

## Immaculate bungalow with riverside setting

Property Partners Earley are this week offering for sale a most luxurious three bedroom bungalow for sale in the heart of Ballymoe village with the Island river, which is part of the Suck river, flowing adjacent to its mature gardens and grounds.

Cathal O'Brien describes the property as being "a very attractive bungalow on a private corner site in the middle of Ballymoe village offering peace and seclusion. The property is very well maintained and very spacious with modern finish and detached garage to rear. It is keenly reserved to sell and we are advising a very realistic guide of €172,500 to sell."

For further details or to arrange a viewing please contact Cathal O'Brien at Property Partners Earley Roscommon on (090) 66 26579 or email [jeasley@propertypartners.ie](mailto:jeasley@propertypartners.ie).



In Ballymoe village ... realistic guide of €172,500.

## Beautiful bungalow at Cloonshanville

Sean Naughton is delighted to offer for sale a beautifully finished three-bedroom bungalow standing on approximately one acre of landscaped gardens. The property is located within five minutes walk

of Frenchpark village, just off the Boyle road.

Accommodation is comprised of kitchen/dining room, living room, three bedrooms (master en-suite) and luxury family bathroom. No expense has been spared on this property and only an internal inspection can reveal the quality of the fixtures and fittings. Externally, it is surrounded by well-tended landscaped gardens and there is a cut-stone wall and electric gates to the front of the residence.

There is a large, fully-fitted kitchen with granite worktops and the family bathroom is fully tiled with a corner bath and vanity unit. The property also boasts an underground heating system. In addition, the attic has been floored and has Stira stairs leading up to it.

Price on application. For further information contact Sean Naughton Auctioneer on (090) 66 25080.



## Impressive 'Hightrees' home for €160,000

An impressive four bedroomed bungalow nestled on a large site with a long driveway and framed with timber fencing and

in close proximity to Portrunny Harbour on Lough Ree and only 3.5 miles from Roscommon town, is currently for sale with Sherry FitzGerald P. Burke in Roscommon with a guide price of just €160,000.

Externally the long entrance driveway to the house at Clooncundra, Ballymurray, extends to the left and to the front of the residence. There is currently a foundation in place for the erection of a garage at the end of the driveway to the left of the property. The front elevation of the property is enhanced with the projection of the roof over the front door supported by two stately columns. Internally, the entrance hallway gives access to sitting room, kitchen/dining room, utility, main bathroom and guest bathroom on the left hand side of the house with four large bedrooms including one en-suite on the right hand side of the house.

The kitchen/dining room is spacious in size and is afforded plenty of natural light with three windows. The sitting room boasts electric fireplace with an elegant marble surround. The master en-suite bedroom includes fitted wardrobes together with vanity unit and drawers.

The unrivalled location of this property is without doubt one its most important features together with its impressive manicured lawns and bright spacious living accommodation. All of this makes this property truly magnificent and it must be viewed to fully appreciate all it has to offer.

For further details, contact sole selling agents Sherry FitzGerald P. Burke on (090) 66 27200 or (087) 911 3436.



**Sean Naughton MIPAV**  
COMMISSIONER FOR OATHS,  
AUCTIONEERS, VALUERS, ESTATE AGENTS  
THE SQUARE, ROSCOMMON  
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Mob: 087 2479486 — Fax: (090) 6627161  
Email: [seannaughton@eircom.net](mailto:seannaughton@eircom.net)

### FINAL OFFERS LUXURY 3 BEDROOM BUNGALOW AT CLOONSHANVILLE, FRENCHPARK

Accommodation: Kitchen/Dining Room, Living Room, 3 Bedrooms (1 En-Suite) & Bathroom. Many luxury features including: cut stone wall, electric gates, landscaped gardens, underground heating system



### BARGAIN OF THE WEEK BRIARFIELD, FOUR MILE HOUSE

3 bedroom cottage requiring refurbishment/repair. Overlooks a small lake. Accommodation: 3 Bedrooms, Living Room, Kitchen & Bathroom. All reasonable offers considered.



### PROPERTY FOR SALE/LEASE NO.6 ASHWOOD, KNOCKCROGHERY

Luxury 4 bedroom semi detached house with garage on the exclusive Ashwood development. Within walking distance of Knockcroghery village. Price on application.



### PROPERTY TO LET

2 bedroom bungalow to let in quiet cul-de-sac in Roscommon Town.

### LAND FOR SALE

11 acres of top quality land for sale at Cairns, Tulsk. Low reserve.

### LAND FOR LETTING

27 acres at Scrine, Rahara. 5-6 year lease. C. 27 acres near Rooskey, Carrick-on-Shannon till 1 November.

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

## Boyle property for lease

Property Partners Earley are this week offering for lease a prime town centre landmark business established circa 1921 in Boyle town centre due to the owners retiring.

"Mullany's" a residential seven day licensed premises, offers traditional bar area, express shop and off-license business. Living accommodation comprises of kitchen, sitting room, dining room, bathroom and four bedrooms

in all. Rental terms are negotiable and all offers are invited.

John Earley of Property Partners Earley commented, "This is a great opportunity for any person wishing get involved in the licensed and grocery trade with this property offering great scope and potential due its location. We welcome all offers."

To arrange a viewing or for further details contact Property Partners Earley,



Stone Court, The Square, Roscommon on (090) 66 26579 or email [jeasley@propertypartners.ie](mailto:jeasley@propertypartners.ie)

## Exceptional finish at Carrowward

A five-bedroom dormer residence has come just come to the market at 1 Carrowward, Four Roads, Roscommon with what the agent describes as "an exceptional internal finish".

David Diffley of Property Partners Earley advises that the current owners have spared absolutely nothing on the design and finish of the property and that it has a host of features not normally found in most houses. He describes the kitchen as a fully integrated AEG solid wood kitchen with granite work top and drainer, solid polished quartz floor tiling in kitchen and utility area, cream ceramic tiling to living/dining area and solid oak flooring throughout the remainder of the house. David Diffley of Property Partners



Earley commented, "Only by viewing this property can you fully appreciate the level of finish on this house. We are open to offers and viewings are welcomed".

For further details or to arrange a viewing, please contact David Diffley, MIAVI, Property Partners Earley Roscommon on (090) 66 26579 or email [jeasley@propertypartners.ie](mailto:jeasley@propertypartners.ie).



Pictured above are (l-r) Colm Farrell Auctioneer Gort, Sean Naughton Auctioneer Roscommon, Mary Coughlan TD, An Tánaiste and Minister for Education and Skills and P. Burke Auctioneer, Sherry FitzGerald P. Burke Roscommon at the IPAV AGM & Annual Convention 2010 at the Solis Lough Eske Castle in Donegal.

## Added extras in Ballymurray

A three bedroom bungalow on a large site located convenient to the main Roscommon to Athlone road is currently for



sale with ERA Oates in Roscommon. This property offers three bedrooms, sitting room, kitchen/dining room, family bathroom and sun room. Outside is a substantial sized shed with electricity supply.

An added extra is planning permission for an extension to convert to a dormer bungalow, increasing the property to five bedrooms and double garage with storage area. The property is priced in the region of €180,000.

For further information on this property or to arrange a viewing, simply call ERA Oates in Roscommon on (090) 66 27878.