


PROPERTY PARTNERS Earley
www.propertypartners.ie

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

FINAL OFFERS INVITED
Prime parcel of Lands Located at
**BALLYDALY, TULSK,
CO. ROSCOMMON**



Top quality lands set out in one lot located just off the main Roscommon to Tusk route convenient to Clashaganny and Four Mile House.

PRELIMINARY NOTICE OF FORTHCOMING SALE OF PRIME FARMS:

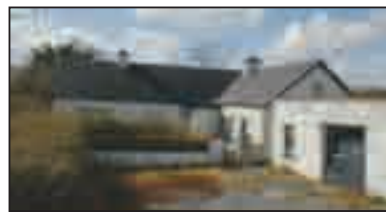
Lot 1: C.108 acres Located in the townland of Slevin, Castleplunkett with fine 2 storey residence and farmyard.

Lot 2: C.24 acres Located in the townland of Toberelva, Castleplunkett together with old 1 storey residence standing thereon.
(Per instruction of the personal representatives of the deceased Patrick Feely)
Legal: Callen Tansey Solicitors, Boyle, Co Roscommon
FURTHER DETAILS AT LATER DATE ENQUIRIES TO OFFICE

Strong interest in residential farmland at The Walk – Hughes

This week Pat Hughes is reporting strong interest in the 15.5-acre residential farm for sale at The Walk, Roscommon. While the residence needs to be totally modernised, the lands are all of top quality and located inside the town boundary and are all zoned residential.

Pat feels with the interest that is there at present, that this property should sell very quickly and points out that there is extreme value available, as property is now at its lowest in the last 12-13 years.



The Walk, Roscommon

They also have for sale at Ballagh, Kilrooskey, Co. Roscommon, a 55-acre residential farm, with a good range of out offices and silage slab. Most of these lands are of top quality with excellent road frontage. All of the lands have been fenced. The company is highly recommending viewing this fine property.

Once again Pat feels there is extreme good value to be had at present and is encouraging people who may have an interest in acquiring a nice farm of land to contact him.



Ballagh, Kilrooskey

The company are also seeking final offers on circa five acres of top quality agricultural land located at Hollywell, Derrane. These lands are being sold to the first offer in excess of €30,000. This must be a bargain as the lands would have site potential, subject to planning permission being granted.

For further information on any of these properties, please contact Pat Hughes & Co. Ltd., Auctioneer & Valuer, 1 Abbey Street, Roscommon. Tel: (090) 66 27003 Fax: (090) 66 26296 Email: phughes2@eircom.net

Excellent location at Antogher Court

Property Partners Earley Roscommon are this week offering for sale a superb four-bedroom detached residences at No. 8, Antogher Court, Antogher road, Roscommon, right.

The property is located in the much sought after residential development close to Roscommon town with all local amenities within easy walking distance. Finished to a very high standard, this quality end of development property offers c.1,845 sq. ft of living space and benefits from a large site area



with detached garage/storage shed. Viewing comes highly recommended by the auctioneers who recommends a guide price of €275,000 ono.

For further details or to arrange a viewing, please contact Property Partners Earley Roscommon on (090) 66 26579 or email jearley@propertypartners.ie.

Bargains in Goldsmith Drive for €115,000

Property Partners Earley Roscommon are this week offering for sale

three three-bedroom semi detached houses at Goldsmith Drive, Elphin, Co.

Roscommon. Priced to sell at just €115,000 each, these quality properties are offered for sale with a very high standard of finish to include timber flooring, fitted fireplaces, fitted kitchens etc. as standard.

This compact development is conveniently located within a short walk of Elphin village and comprises of seven houses in total.

For further details or to arrange a viewing, please contact Property Partners Earley Roscommon on (090) 66 26579 or email jearley@propertypartners.ie.



Goldsmith Drive, €115,000.

Sean Naughton MIPAV
**COMMISSIONER FOR OATHS,
AUCTIONEERS, VALUERS, ESTATE AGENTS**
THE SQUARE, ROSCOMMON
TEL: (090) 6625080 (OFFICE)
Mob: 087 2479486 — Fax: (090) 6627161
Email: seannaughton@eircom.net

PROPERTY TO LET

2 bedroom bungalow. Roscommon Town.
4 bedroom luxury house. Knockcroghery.

NEW TO THE MARKET

C. 27 acres with lake view frontage. It is rare that such a parcel of land comes to the market with direct access to the River Shannon. Ideal for boating enthusiasts. Building potential subject to planning. Can be sold in 2 lots. Reply in confidence to the undersigned.

LAND FOR SALE

11 acres of top quality land for sale at Cairns, Tusk. Offers invited.

LAND FOR LETTING

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

NEW TO THE MARKET FOREST VIEW, BALLYGAR



3 bedroom bungalow in quiet cul-de-sac
Accommodation: Kitchen/Dining Room,
Living Room, 3 Bedrooms (1 En-Suite) &
Bathroom. Keenly priced for quick sale

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

— SALES BY —

**PAT HUGHES
& CO. LTD.**
AUCTIONEER & VALUER

ABBAY ST., ROSCOMMON.

TEL: 090 66 27003

FAX: 090 66 26296

EMAIL: phughes2@eircom.net

LAND LETTINGS 2010

Circa 55 acres at **Ballagh, Kilrooskey**, with €6,000 worth of Entitlements.

Circa 60 acres at **Emoe, Kiltewan**, can be let in one or two lots. No cattle after the 1st of November '10.

Circa 14 acres at **Derrane Road, Roscommon**.

Circa 39 acres at **Hollywell, Derrane, Roscommon**.

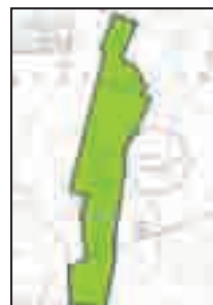
Circa 24 acres at **Mount Talbot, Roscommon**. Can be let in one or two lots.

For further details and appointments to view, please contact the office.

Good quality farmland at Abbeygrey

27 acres of good quality farmland, with road frontage, at Abbeygrey, Ballygar, is currently for sale with ERA Oates in Roscommon, priced in the region of €125,000.

The land is located in a quiet rural setting and is ideally situated, just four miles from Ballygar and 35 miles from Galway. The lands are bounded by mature trees and there is the potential, subject to planning permission, to build a house there. For further information, contact ERA Oates in Roscommon on (090) 66 27878.



Superb value at Mullymux

A large four bedroom house at Mullymux, Roscommon, is currently for sale with Sherry FitzGerald P. Burke in Roscommon, having been reduced in price from €300,000 to €225,000.



The house is situated four miles from Roscommon town, just off the Roscommon to Boyle road. The property is located in a quiet cul-de-sac and enjoys exceptional views of the surrounding countryside.

The house is decorated to the highest standard and is presented for sale in immaculate condition. Accommodation is comprised of an entrance hall, dining room, living room, utility room, conservatory, kitchen, four bedrooms and main bathroom. The master bedroom is en-suite.

Outside, there are fully manicured gardens and a tarred driveway. There is also a spacious garage, which is plastered internally and could be converted to create an extra room. To arrange a viewing, call Sherry FitzGerald P. Burke on (090) 66 27200.