



Retail units at Athlone Road

Property Partners Earley are offering a substantial retail, office or warehouse unit for lease at 1 Ardsallagh More Business Park, Athlone Road, Roscommon.

The property is finished to a very high standard throughout and covers c. 7850sq. ft in total. It is described as in ready-to-go condition by the agents, who advise that the office element is fitted with kitchen and bathrooms servicing.

To the rear, the warehouse is offered with painted floor, large roller door to accommodate articulated lorry and benefits from a secure compound with ample parking.

The agent further advises that lease terms are negotiable. For further details or to arrange a viewing, please contact David Diffley MIAVI, Property Partners Earley on (090) 66 26579 or email jearle@propertypartners.ie

Final offers invited

Property Partners Earley are this week inviting final offers for a quality residential holding of lands containing c. 47 acres located at Lisacarrow, Fuerty, Co. Roscommon.

This substantial property comprises of a quality new five bedroom detached two-storey residence of c. 2,400 sq. ft standing on circa one acre. The house is finished to a superior

standard throughout and boasts hollow core first floor, under-floor heating system, pressurised water system, conservatory to side and a detached garage of c.525 sq. ft to rear.

The lands total 47 acres and are located to the rear of the residence and are of top quality, set out in permanent pasture divided into paddocks with extensive stud rail fencing and

service road which extends through the lands. The residence commands unspoiled views and the lands are renowned in the locality.

John Earley of Property Partners Earley commented, "This is a great opportunity for any person wishing to acquire a quality residential holding of lands in a select farming district. The house and lands can be sold separately should market interest dictate and we are open

to offers. We are guiding €550,000 overall with the house on c.1 acre at €250,000 and the balance of lands being c. 46 acres at €300,000. We are open to all final offers."

To arrange a viewing or for further details contact John Earley FI-PAV, Property Partners Earley, Stone Ct, The Sq, Roscommon on (090) 66 26579 or email jearle@propertypartners.ie or log onto www.propertypartners.ie/earley.



Quality residential holding of lands containing c. 47 acres located at Lisacarrow, Fuerty, Co. Roscommon.

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

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.

NEW TO THE MARKET 5 BEDROOM BUNGALOW FOR SALE AT CLOONCONRA, BALLYMURRAY

Situated in a very secluded position convenient to Lough Ree and Portlunty. Feature hardwood double-glazed windows. Large workshop attached to the rear of the property. Price on application.

LAND FOR LETTING

27 acres at Scrine, Rahara. 5-6 year lease.
C. 30 acres near Rooskey, Carrick-on-Shannon till 1 November.

FIRST LETTING

15 acres at Culleen, Knockcroghery till 1 November

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



The sizeable property extends to c. 5,100 sq. ft incorporating mezzanine area of c. 840 sq. ft, workshop, showroom, offices, toilets and service bays.

Prime commercial unit in Lanesboro

Property Partners Earley are offering a substantial industrial, commercial or garage unit for sale at Longford road, Lanesboro, Co. Longford.

The sizeable property extends to c. 5,100 sq. ft incorporating mezzanine area of c. 840 sq. ft, workshop, showroom, offices, toilets and service bays.

The property is serviced by electric roller doors and access is via large manual gates to spacious tarmac yard at rear.

The property offers a prime location on the edge of Lanesboro with ample parking and service yard. David Dif-

fley MIAVI of Property Partners Earley commented, "The property is suitable for many commercial ventures due to its size and location and has been substantially reduced to sell.

We are now guiding €250,000 for immediate sale and believe it is realistically reserved to sell at this level. We are open to offers and viewings."

For further details or to arrange a viewing, please contact David Diffley MIAVI, Property Partners Earley on (090) 66 26579, email jearle@propertypartners.ie, or log onto www.propertypartners.ie/earley.

SITE REQUIREMENT ROSCOMMON TOWN

We are retained on behalf of a client seeking to acquire development lands of 2 to 3.2 ha (5 to 8 acres) in Roscommon Town.

For further details and to request an application form for the submission of an 'expression of interest', please contact:

GVA Donal O Buachalla

86 Merrion Square, Dublin 2.

Tel: 01-676 2711

E-mail: rogerkeogh@dob.ie

The closing date for receipt of 'expressions of interest' is 12 noon on Friday 25th of June 2010.

Exquisite residence at Cornamart



An exquisite five-bedroom residence at Cornamart, Knockcroghery, is currently for sale with ERA Oates and

offers over €250,000 will be considered.

The four-year-old home is finished to a high standard on a large elevated site of 0.84 acres. The property is located one mile from the scenic village of Knockcroghery and is presented for sale in excellent condition throughout. Accommodation includes five bedrooms, four of which are ensuite, sitting room, kitchen/dining room, utility and bathroom. Outside there is a large detached garage and electric gates. For further information or to arrange a viewing, call ERA Oates on (090) 666 27878.

Excellent bungalow

An excellent four-bedroom bungalow in the village of Rahara is currently for sale with ERA Oates, priced in the region of €155,000.

The home is just 11 miles from Athlone Town Centre and only seven miles from Roscommon Town. It is located adjacent to Church, School, Pub etc. This property is very well finished throughout offering many extras including a newly-fitted kitchen, solid pine doors throughout, fully alarmed, large double garage and tarmac drives. For further information or to arrange a viewing, call ERA Oates on (090) 66 27878.

