

## Ardsallagh home is new to the market

A deceptively spacious five-bedroomed bungalow at Ardsallagh, Roscommon, is new to the market with Sean Naughton.

The house stands on a good-sized site, approximately one third of an acre, with mature gardens, a detached garage and outside toilet and washroom.

It is located in a much-sought-after area in a very secluded position on a quiet cul-de-sac close to Roscommon Hospital and within walking distance of

Roscommon Town centre. Accommodation is comprised of five bedrooms, one of which has a wash hand basin, bathroom, kitchen, living room and reception area.

The property has a dual heating system (SFCH and OFCH) and a Building Energy Rating (BER) of 4. For further details or an appointment to view, please contact Sean at the office on (090) 66 25080 or on his mobile (087) 2479486.



## Meadow to let

A number of top quality meadows are currently to let with Pat Hughes Auctioneer. He has eight acres of top quality manured meadow at Ballyleague, 20 acres of top quality manured meadow at Gardenstown and eight acres of top quality meadow at Gallowstown, as well as 50 acres of top quality manured meadow at Killooskey, which can be let in lots. Square bales of hay are also available. For further information contact the office on (090) 66 27003.

## Bungalow at Convent Court



An attractive bungalow at Convent Court, Roscommon is currently for sale with Pat Hughes Auctioneer, with an equally attractive price tag of €180,000. The house is close to all amenities and viewing is highly recommended. It is selling to the first offer of €180,000. For further information or to arrange a viewing, contact Pat Hughes on (090) 66 27003.

## Luxurious eight-bedroom property at Cairn House

Sean Naughton is delighted to offer for sale this luxury detached eight-bedroom dormer residence situated on a two-acre elevated site with panoramic views of Kilglass Lakes and the surrounding countryside.

The property has been finished to a superior specification throughout and must be seen to be truly appreciated. The spacious accommodation (325 m2) is comprised of entrance hall, reception, cloakroom, bathroom, sitting room with open fire and marble fireplace, kitchen with industrial gas and electric cooker, dining room with setting for 14 guests, office, four en-suite bedrooms, all with fitted wardrobes and TV and telephone points and luxury family bathroom with Jacuzzi bath, double wash hand basin and separate show cubicle – and that's just downstairs!

Upstairs, there are a further four en-suite bedrooms, all with fitted robes and TV and telephone points. The property would be ideal for a Bed and Breakfast business.



Outside there is a detached garage and pump house. The property also benefits from external lighting to both the front and rear of the property along with a sweeping tarmac driveway, patio area to the rear and electric gates adding additional security. It is rare that a property of this calibre comes on to the market and viewing is highly recommended.

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

## Price slashed on Abbeyville home

A home at 115 Abbeyville, Galway Road, Roscommon is priced at just €150,000 by auctioneer Ivan Connaughton to ensure a quick sale.

The spacious four-bedroom semi-detached residence in the heart of the county town comes fully furnished and

is certainly priced to sell. Accommodation is comprised of a reception hallway, sitting room, kitchen/dining room, utility room, four bedrooms, one of which is en-suite, and a family bathroom. For further information or to arrange a viewing, call Ivan Connaughton on (090) 66 34021.



115 Abbeyville, Galway Road, Roscommon is priced at just €150,000

## Tryhill home for just €140,000

Try out this home at Tryhill, Ballygar, which comes with a price in the region of just €140,000.

The attractive four-bedroom bungalow measures 1,850 sq. ft. and is located just two miles from Ballygar town. It has been built to a very high standard and boasts spacious living accommodation throughout, with a separate garage to the rear. Accommodation is comprised of a reception hallway, sitting room, kitchen/dining room, utility room, four bedrooms, one of which is en-suite, and family bathroom.

Viewing is highly recommended. To arrange a viewing, call Ivan Connaughton, Auctioneer on (090) 66 34021.



Tryhill, Ballygar, which comes with a price in the region of just €140,000.

PROPERTY PARTNERS Earley

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

**PRIME 6 BEDROOM TOWN HOUSE RESIDENCE**  
**GOFF STREET,**  
**ROSCOMMON TOWN**  
(Holding Commercial Potential due to location)



Spacious 6 bedroom residence situated in the heart of Roscommon Town offering a large garden area to rear with site potential (Subject to P/P), access to same is off Circular Road. The Auctioneer Invites Immediate Enquiry

For further details and viewing appointment apply the office.

– SALES BY –

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

ABBEY ST., ROSCOMMON. TEL: 090 66 27003  
FAX: 090 66 26296 EMAIL: phughes2@eircom.net

### MEADOWS TO LET

**At Ballyleague, Lanesboro**

Circa 8 acres of top quality manured meadow.

**At Gardenstown, Roscommon**

Circa 20 acres of top quality manured meadow.

**At Gallowstown, Roscommon**

Circa 8 acres of top quality meadow.

**At Killooskey, Co. Roscommon**

Circa 50 acres of top quality manured meadow.  
Can be let in lots.

Square Bales of Hay available from this weekend.  
For further details, please contact the office.

### FOR SALE AT

**CONVENT COURT,**  
**ROSCOMMON**

An attractive 3 Bedroomed Bungalow convenient to all amenities. Viewing is highly recommended. Selling to the first offer of €180,000.



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

Visit our website:

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