

- SALES BY -

PAT HUGHES & CO. LTD.
AUCTIONEER & VALUER

ABBEY ST., ROSCOMMON. TEL: 090 66 27003

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**FOR SALE -
AT CIRCULAR ROAD,
ROSCOMMON**

Large 4 Bedroomed Semi-Detached Residence well finished and situated in a prominent location. Accommodation consists of Sitting Room, Downstairs Bedroom, Toilet & W.H.B., Shower, Kitchen cum Dining Room, Utility, Upstairs - 3 Bedrooms, Bathroom, one with walk in wardrobe. Large One Bedroomed granny flat to rear. Viewing is highly recommended. Selling to every offer in excess of €150,000.

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

**NEW TO THE MARKET -
FOR SALE
AT BALLAGH,
KILROOSKEY,
CO. ROSCOMMON**

Circa 55 acre Residential Farm. Most of the lands are of top quality with a good range of out offices and silage base. For further details and appointments to view, please contact the office.

Legal: Mr. Gerard Neilan, Patrick J. Neilan & Sons, Solicitors, Golf Links Road, Roscommon. Tel: 090 66 26245

LAND LETTINGS 2010

Circa 18 acres of top quality land at Lysterfield, Curraghboy.

Circa 12 acres at Lisnagabra, Four Roads, first letting.

Circa 35 acres at Kiltreevan, with cattle pen and crush.

Circa 28 acres at Kiltreevan, with cattle pen and crush.

Circa 18 acres at Derrane Road, Roscommon.

Circa 30 acres at Castletanna, Fourmilehouse.

Circa 100 acres at Rockfield, Roscommon, can be let in one or two lots, lot one: circa 54 acres, lot two: circa 46 acres.

Circa 32 acres of top quality agricultural land at Ballinlass, Ballinamore Bridge, Co. Galway. All of the lands are well fenced.

Circa 40 acres at Emoe, Roscommon.

Also at Emoe, Roscommon, circa 8 acres and circa 17 acres.

For more information, please contact the office.

BALES FOR SALE

120 Bales of Hay, saved in June, without rain, €25 per bale.
Silage for sale, €28 per bale.

**Town centre home for
less than €100,000**

This week Hughes & Co. is offering for sale an attractive three-bedroomed townhouse at No. 25 Henry Street, Roscommon. The residence is very well located and while it needs some modernisation, it is exceptional value and is now being offered for sale at less than €100,000. Viewing is highly recommended.

For further information, or to arrange a viewing, simply call (090) 66 27003.



Sliabh Bán View, Roscommon ... €275,000.

**Fine property at
Sliabh Bán View**

This week Hughes & Co. has for sale at Sliabh Bán View, Roscommon, a fine five-bedroomed two-storey residence, finished to a high standard.

Accommodation consists of living room, kitchen, dining room, utility, large sitting room, five bedrooms, two of which are en suite and a family bathroom. This property is being offered for sale to the first customer with an offer in excess of €275,000. Surely this is one of the best bargains to come on the market in recent years.

For further information, contact Hughes & Co., Abbey Street, Roscommon on (090) 66 27003.

**Spacious home
at Carrowdangan**

Carrowdangan, Fourmilehouse, Roscommon, priced in the region of €185,000.

A spacious four-bedroom bungalow at Carrowdangan, Fourmilehouse, Roscommon, is currently for sale with ERA Oates in Roscommon, priced in the region of €185,000.

The four-bedroom bungalow is finished to a very high standard by its present owners and offers four spacious bedrooms, with the master bedroom being en suite. There is a dual heating system with a solid fuel range and stove, together with an oil-fired system. Outside, there are large landscaped grounds with a large variety of shrubs and plants. This home, which is six years old, is situated in a quiet country setting just ten miles from Roscommon Town. For further information or to arrange a viewing, simply call ERA Oates on (090) 66 27878.

**JAMES CLEARY
& SONS**

AUCTIONEERS AND VALUERS, ESTATE AGENTS

CASTLEREA, CO. ROSCOMMON

TEL. 094 96 20540 FAX: 094 96 20011

Email: clearyauctioneers@eircom.net

Web: www.myhome.ie

LANDS TO LET:**CARTRONCARÁN, ELPHIN,
CO. ROSCOMMON**

- Outstanding 110 Acre Top Quality Grazing Farm To Let At Cartroncarán, Elphin, Co. Roscommon
- Available From 1st April 2010 - 1st December 2010
- Yard And Loading Pen Also Included
- Mains Water In Every Field
- Electric Fence All Round
- Tenant Responsible For Payment Of Water Rates
- One Payment Upfront And Auctioneers Fees

Enquiries strictly through Sole Auctioneers: James Cleary & Sons, Main Street, Castlereah, Co. Roscommon. (094) 96 20540/(094) 96 20011.

**Prime home in
Ardsallaghbeg**

A prime four-bedroom home in Ardsallaghbeg, Roscommon, is currently for sale with Ivan Connaughton Auctioneer, with an attractive price tag in the region of €210,000.

The house stands on half an acre and has potential for an extension. It is located close to local schools and is adjacent to Roscommon County Hospital. The house boasts spacious accommodation throughout and represents excellent value in an established and popular area of the town.

Features abound in this property, including a marble fireplace in the sitting room and built-in wardrobes in many of the bedrooms. The kitchen is fully fitted and comes with all appliances. It also features a marble fireplace and a breakfast counter. The garage has double doors to the front and a door entering into the utility room. Outside, there is a large garden to the front, side and rear of the property and a tarmac driveway to the front of the property.

Accommodation is comprised of a reception hallway, sitting room, kitchen/dining room, utility room, garage, four bedrooms, one of which is en suite, and family bathroom.

For further information or to arrange a viewing, simply call Ivan Connaughton auctioneer on (090) 66 34021.

**Enjoy views of
Portrunny Bay**

Enjoy unspoilt views of Portrunny Bay and the River Shannon with this dormer-style house at Portrunny, which is for sale with ERA Oates in Roscommon, priced in the region of €200,000.

Portrunny is a very popular location, because it offers unspoilt scenery and excellent opportunities for boating, fishing and water sports. There are plans for a hotel and marina in the area, which

would add to the amenities on offer in the local area. This new dormer-style house is complete to a builder's finish. Accommodation consists of entrance hallway, sitting room, kitchen/dining room, utility room, five bedrooms, with the master bedroom being en suite and two family bathrooms. For further information or to arrange a viewing, call ERA Oates on (090) 66 27878.



Unspoilt views of Portrunny Bay and the River Shannon with this dormer-style house at Portrunny, priced in the region of €200,000.