

Ivan Connaughton auction on Saturday

23 residential properties and three sites will go under the hammer when local auctioneer Ivan Connaughton conducts a property auction in the main function room of the Abbey Hotel, Roscommon, this Saturday, May 22nd at 1 pm. Ivan has reported a steady flow of interest for all properties, which have been reasonably priced to sell and offers have already been made privately for some of the properties.

Details of all properties for auction are up on the website www.ivanconnaughton.com under the auction section and any person wishing to view property should contact Ivan immediately. Persons wishing to obtain a full catalogue of the properties to be auctioned, should contact the office. The catalogue will include general information for the auction as well as the conditions of sale. For further information talk to Ivan Connaughton on (090) 66 34021.

– SALES BY –

PAT HUGHES & CO. LTD.
AUCTIONEER & VALUER

ABBEY ST., ROSCOMMON. TEL: 090 66 27003
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THIS YEAR'S ANNUAL AUCTION AT

**AT EMOE, KILTEEVAN ON FRIDAY
28TH MAY 2010 AT 6PM SHARP**

Opel Astra 03 NCT Tested; 2 Hay Bob's; Massey Ferguson 188 Tractor; M.F. Finger Bar Mower; Offset Topper; Spring Tooth Harrow; Roller; 84 Lamborghini Tractor; Ford 4000 Tractor; Ford Dexta Tractor 1964; Sprayer; Drum Mower; Welder; Cement Mixer; Tipper Trailer; Wheel for /Slurry Tanker; Bale Lifter; Deep Well Pump 2 Cow Trailer's; Quicke push off Buck Rake Concrete Mixer 12 x 6 Cattle Trailer; Belarus 4 x 4 Tractor; Massey Fergus 35 Tractor; 3 Fertilizer Spreader's; Hay Bob's Trailer 15 x 8; Plant Trailer 9 x 5 P Z Rotary Mower 165; Bale Spike; Set Wheels Sheep Feeders; Massey Ferguson 265 Massey Ferguson 690; Massey Ferguson 135's (3) Sprayer's (2); Chain Saw's (2); Bale Trailer 1 Year Old 505 Horse Box; Kuan 1 ton Fertilizer Spreader; Shear Grab; Trailer 6 x 4; 2 Cow Trail 8 x 4'7"; Semi Automatic; Weighing Crush; Round Feeders; Quad Bike Suzuki LT 400; Agitator; Cattle Trough's; Automatic drinking Bucket for Caves; 900 Lt. Oil Tank Square Baler (Jones mark 12); 16 x 8 Bale Trailer.

Lots of other items too numerous to mention
**Outside Lots being taken until
Monday 24th May 2010**

FINAL OFFERS ARE NOW BEING ACCEPTED FOR

Circa 15.5 acres Residential Farm

AT THE WALK, ROSCOMMON



The lands can be sold in one or more lots to suit prospective customers.

For further details contact the office.

NEW TO THE MARKET FOR SALE AT GLEN VIEW, ROSCOMMON



Attractive 4 Bedroomed Semi detached finished to a high standard
1st offer of €160,000 secures.

Ballaghaderreen, Co. Roscommon

FORTLANDS

Quality Family Homes at Affordable Prices
HIGH ENERGY RATED // ATTRACTIVE TAX REBATE

**Advice Seminar at Abbeyfield Hotel
Saturday May 29th at 12.00**

- Advice on the Tax Rebate • Mortgages available
- €5,000 Voucher on Contracts signed by June 25th

SHOW HOUSE OPENED ON SATURDAY AND SUNDAY FROM 1-5PM
Terms and Conditions apply

Sole Selling Agent:
James Kilcoyne Estate Agents Ballaghaderreen
Tel: 094 9860039 // www.jameskilcoyne.com

Great prices on energy efficient homes at Fortlands

With prices for a two bedroom home starting at €127,000 and the promise of a voucher for €5,000, there's lots of quality and value at Fortlands in Ballaghaderreen.

Fortlands will be launched on Saturday, May 29th at 12 noon in the Abbeyfield Hotel and Leisure Centre, Ballaghaderreen, with a forty minute advice seminar. The houses in Fortlands are being targeted at couples, families and owner occupiers. It is a quiet estate of only 24 units, within walking distance of the town centre, only two minutes walk from Abbeyfield Hotel and Leisure Centre.

A guest speaker will outline the benefits of the tax break for owner occupiers and will also outline the advantages of buying over renting, which include current low prices, mortgage relief and tax breaks. Speakers from two financial institutions will be available to discuss mortgage enquiries on the day. A showhouse in Fortlands will be open from 1 pm to 5 pm on both Saturday and Sunday, but the advice seminar takes place on Saturday only.

Two, three and four bedroom semi-detached houses are available in Fortlands and one three-bedroom detached dormer bungalow. The houses come with a high energy rating and are fully fitted with kitchens and fireplaces. The houses are



Painted and the kitchen, bathroom and en-suites are all fully tiled.

James Kilcoyne Estate Agents are offering buyers who commit to buying one of these houses that weekend a further discount of a €5,000 voucher redeemable for goods at Fagan's of Kilkenny. Fortlands also features a block of four apartments, which are priced at €125,000 and are in turnkey condition. The cheapest house in Fortlands is the two-bedroom house for €127,000, but remember the buyer will also get a voucher for €5,000. Prices for three-bedroom, semi-detached homes start at €139,000.

For further information on Fortlands, contact the sole selling agents, James Kilcoyne Estate Agents, Ballaghaderreen on (094) 98 60039 or visit www.jameskilcoyne.com

PROPERTY PARTNERS Earley
WWW.PROPERTYPARTNERS.IE

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

NEW TO THE MARKET
4 BEDROOM DETACHED RESIDENCE LOCATED AT
**RACECOURSE ROAD,
ROSCOMMON TOWN**
(OFFERING STUNNING VIEWS OF ROSCOMMON CASTLE)



This fine 4 bedroom property comes on the market keenly priced to sell and offers prime location within walking distance of Roscommon town centre. Accommodation comprises briefly of Reception/Hallway, Sitting Room (Offering Spectacular views of Roscommon Castle) Kitchen, Living Room, 4 Bedrooms in all and Bathroom.

IMMEDIATE ENQUIRY INVITED.