



ATHLEAGUE, ROSCOMMON & NO. 8 ATHLONE ROAD, ROSCOMMON TOWN
TELEPHONE (090) 6634021. MOBILE: (086) 8985013

NEW TO THE MARKET

RAHARA, CO. ROSCOMMON

Prime building site containing c. ½ acre with full planning permission for bungalow residence c. 2,200 sq. ft. The site is of excellent quality located in Rahara Village with no occupancy condition attached. *For further details contact the office*

NEW TO THE MARKET

KILLEENREVAGH, KNOCKCROGHERY, CO. ROSCOMMON

Prime building site with full planning permission for bungalow residence c. 2,185 sq. ft. The site is located on the Knockcroghery to Lecarrow Road and contains c. 0.63 acres with no occupancy condition attached. *For further details contact the office.*

NEW TO THE MARKET

BARGAIN PRICE FOR QUICK SALE: €60,000

NO. 11 THE PADDOCK, ATHLEAGUE, CO. ROSCOMMON

Five bedroom residence c. 1,850 sq. ft partially finished to wall plate level containing c. 1,850 sq. ft with hollow core between ground and first floor. Located at the front of attractive development within walking distance of all amenities, this residence is being sold at a bargain price of €60,000 o.n.o. Adjacent is a site with residence started (house similar to picture above) to foundation level and is for sale and open to all offers. *For further details contact Ivan on 086 8985013.*



WANT YOUR PROPERTY ADVERTISED IN THE U.K. AND/OR SOLD BY AUCTION

Ivan Connaughton is Holding a Property Exhibition in London on 10th April 2010
Property Auction of All Types of Properties Being Held in the Abbey Hotel on Saturday 22nd May 2010
For further details contact the office.

Magnificent family home on edge of town

A superb five-bedroom detached residence standing on large mature site area at Clooneybeirne, The Walk, convenient to Roscommon Town and all amenities, is currently for sale with Property Partners Earley in Roscommon, priced at €225,000 or nearest offer to sell.

This property boasts spacious living accommodation and is presented for sale in excellent condition. Accommodation

comprises briefly of reception/hallway, large sitting room, living room, kitchen/dining room, utility room, garage, five bedrooms and a family bathroom. The main bedroom is en suite.

The Auctioneer invites immediate enquiry. For further information, or to arrange a viewing, call Property Partners Earley on (090) 66 26579.



Clooneybeirne, The Walk, convenient to Roscommon Town and all amenities, is currently for sale, priced at €225,000 or nearest offer to sell.

Countryside location near Portrunny Bay

A superb four-bedroom detached bungalow on a generous site area just off the main Athlone Road, at Clooncundra, Ballymurray, is currently for sale with Property Partners Earley in Roscommon.

This bungalow residence,

standing on 0.6 acres, boasts spacious living accommodation and is situated close to the renowned Portrunny Bay and River Shannon. Accommodation is comprised of reception/hallway, sitting room, kitchen/dining room,



utility room, four bedrooms and

family bathroom. The master bedroom is en suite.

The house is priced to sell at €160,000 or nearest offer. For further information call Property Partners Earley on (090) 66 26579.

Landmark site for sale

A landmark site at Circular Road, Roscommon, is currently for sale with Sherry FitzGerald P. Burke in Roscommon.

It's a site of circa 0.75 acres with a four bedroomed residence thereon. The residence is in need of repair. The land is zoned general development and is in a pivotal location in Roscommon town on the Circular Road in close proximity to Roscommon town centre. The property is adjacent to Casey's Centra Service Station on the Circular Road on Roscommon Town.

Prime agricultural land for sale in Kilrooskey



Drumdaff, Kilrooskey

Sherry FitzGerald P. Burke currently has for sale by private treaty circa 28 acres of land, together with farm buildings, cattle crush and pen thereon. The lands are of excellent quality and located approximately four miles from Roscommon town in the townland of Drumdaff, Kilrooskey, Co. Roscommon. The lands comprise of two lots with circa ten acres together with farm buildings, cattle crush and pen and the second lot comprises of circa 18 acres. For further details, maps, etc., contact the office on (090) 66 27200 or email info@pburkeassociates.com

Have your property advertised in London

Showcase your property to interested parties in London next month, when local auctioneer Ivan Connaughton will travel to London to take part in a property exhibition and advertise properties on his books to interested parties in England.

The property exhibition is being held in the Cumberland Hotel, Marble Arch, London, on Saturday 10th April. "At the exhibition in London I will be showcasing all the properties I have for sale, including those put forward for my auction on May 22nd in the Abbey Hotel, Roscommon," said Ivan. The property exhibition in London will be advertised in the Irish Post newspaper to attract purchasers from the London area.

If anyone wishes to showcase or advertise their property at this exhibition, contact Ivan Connaughton as soon as possible on (090) 66 34021.

Ivan is reporting great interest in the auction he is organising on May 22nd and the auction will be a focal point of the properties he is showcasing at the London exhibition. "I have had great interest in the auction so far. I have about 25 lots for auction at the present time, including residential properties, building sites and agricultural land."

"I have had great feedback for the property auction over the past number of weeks and I'm looking forward to rolling out an extensive advertising campaign in Roscommon People in coming weeks."

For further information on the forthcoming property exhibition in London or the auction which will take place in the Abbey Hotel, Roscommon, on May 22nd, contact Ivan Connaughton on (090) 66 34021.

Home at Cloonbrackna is new to the market

A quality four-bedroom bungalow located in Cloonbrackna, a prime residential area in the county town, is currently for sale with ERA Oates in Roscommon. The house is within walking distance of Roscommon Town Centre and all its amenities and would make an ideal investment opportunity or family home. Accommodation is comprised of entrance hallway, sitting room, kitchen/dining room, two bathrooms and four bedrooms. The house is priced in the region of €220,000. For further information, call ERA Oates on (090) 66 27878.



Four-bedroom bungalow in Cloonbrackna ... priced in region of €220,000.

Sean Naughton MIPAV

COMMISSIONER FOR OATHS,
AUCTIONEERS, VALUERS, ESTATE AGENTS

THE SQUARE, ROSCOMMON

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HOUSE TO RENT

Fully-furnished 4 bedroom semi-detached house on the exclusive Ashwood development in Knockcroghery. €600 per month plus deposit.

HOUSE TO RENT

Fully-furnished 2 bedroom semi-detached bungalow in quiet cul-de-sac off Castle Street. Within walking distance of Roscommon Town Centre. €550 per month plus deposit.

LAND FOR SALE/RENT UNTIL 01 NOVEMBER 2010

C. 28.6 acres of good quality agricultural land with extensive frontage onto the River Shannon. Site potential subject to planning.

LAND FOR RENT UNTIL 01 DECEMBER 2010

C. 18 acres at Rathmore, Four Mile House.

LAND FOR RENT UNTIL 01 MARCH 2011

C. 36 acres at Roxboro, Roscommon. No cattle after November

LAND FOR RENT UNTIL 30 NOVEMBER 2010

C. 18 acres at Ratawragh, Brideswell

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.