

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

**ONLY 3 NO LUXURY HOMES REMAINING**  
**OLDWOOD (Phase II),**  
**GOLF LINKS ROAD,**  
**ROSCOMMON TOWN**



**"SELLING AS THEY STAND"**

Acquire one of the last 4 B/R detached concrete built home in a sought after address in Roscommon town, set adjacent to Golf Club and all amenities. Sophisticated state of the art homes of tomorrow offering feature stone limestone façade to front with many extra features including energy efficiency.

**For further details and viewing appointment apply the office.**

### **NEW TO THE MARKET** **EXECUTOR SALE**

**4b/r detached bungalow on large mature site**  
 area Located at

**'WEST HAVEN', THE WALK,**  
**ROSCOMMON TOWN**



Quality 4 B/R bungalow residence presented for sale in good condition throughout in a much sought after area convenient to Roscommon town. The property stands on a large mature site area with 2 no sheds/garages to side and rear.

**We invite all offers and viewings.**

## Charming bungalow in Cloonadra



A charming three bedroom bungalow, located just a half mile from Balyleague village on circa two acres of land, with direct access on to the River

Shannon, is currently for sale with ERA Oates in Roscommon, priced in the region of €250,000.

The house is presented for sale in excellent condition. Local amenities include excellent fishing and boating on Lough Ree, two new marinas, equestrian facilities, as well as numerous GAA and sporting facilities. Accommodation briefly includes entrance hallway, kitchen, sun room, sitting room, bathroom and three bedrooms.

For further information, or to arrange a viewing, call ERA Oates on (090) 66 27878.

## 'Windymiller' would make attractive home

Cathal O'Brien of Property Partners Earley is this week offering a most attractive three-bedroom country residence for sale at Emalgh, Castleplunkett, Roscommon as his property of the week.

The property is superbly located in a select countryside location approximately three miles from Ballintubber, c. 1.5 miles from Castleplunkett and four miles from



Castlerea town. Retaining all its original charm, the property is in excellent condition throughout and is well maintained.

Cathal O'Brien describes the property as

"a superb house having been reduced to sell. We are now advising that the property has been reduced to €100,000 for immediate sale and we invite viewings."

For further details or to arrange a viewing, please contact Cathal O'Brien, Property Partners Earley Roscommon on (090) 66 26579 or email [jearely@propertypartners.ie](mailto:jearely@propertypartners.ie).

## Machinery auction

With only hours to go until Pat Hughes's annual auction on Friday 28th May at 6 pm, the enquiries are flooding in from all over the country. Pat is reporting more interest this year than ever and is hoping for a fine evening.

List of Items included are: Opel Astra 03 NCT Tested; 5 hay bobs; Massey Ferguson 188 Tractor; MF finger bar mower (2); offset topper; spring tooth harrow; roller; 84 Lamborghini tractor; Ford 4000 tractor; Ford Dexta tractor 1964; sprayer; drum mower; welder; cement mixer; four tipper trailers; wheel for slurry tanker; bale lifter; deep well pump; 2 cow trailers; Quickie push off Buck Rake; Concrete Mixer 12 x 6 Cattle Trailer; Belarus 4 x 4 Tractor; Massey Ferguson 35 Tractor; 3 Fertiliser Spreaders; Hay Bobs; Trailer 15 x 8; Plant Trailer 9 x 5; P Z Rotary Mower 165 (3); Bale Spike; Set Wheels; Sheep Feeders; Massey Ferguson 265; Massey Ferguson 690; Massey Ferguson

135's (3); Sprayers (2); Chain Saws (3); Bale Trailer; 1 Year Old 505 Horse Box; Kuan 1 ton fertiliser 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; David Brown 990 Tractor; Lily Lotus 300 Hay turner; Calf Creep Feeder; Hudson Triple Axel Trailer (as new) 14ft x 6ft 6"; John Deere 6100 '95 4x4 Tractor; 4ft 6" Rotary Mower; MF 185 tractor; topper; MF 3085 Tractor; Disc Mower; four wheel Drive Tractor; 10 60 Nutfield tractor; 18ft Bale Trailer; Fahr rotary mower; Isuzu Jeep '96; Quickie Loader; Blacksmiths Gates; 13 ft x 7 Arch Trailer; 1982 Fendt Tractor; Spring Tooth Harrow. Lots of other items too numerous to mention. For further contact Pat Hughes on (090) 66 27003.

## Attractive residence at Racecourse Road

Loretta Dowd of Property Partners Earley is this week offering a most attractive four-bedroom residence for sale at Racecourse road, Roscommon, offering lovely views of Roscommon Castle and within walking distance of town centre local shops and all amenities.

The property is located in a much sought after residential location and with



moderate expenditure, would make an ideal family home or starter home. Loretta Dowd describes the property as "a superb house with a mature garden and site area. It of-

fers an ideal retirement property or family home due its location close to Roscommon town and we invite immediate viewings and offers."

For further details or to arrange a viewing, please contact Loretta Dowd, Property Partners Earley Roscommon on (090) 66 26579 or email [jearely@propertypartners.ie](mailto:jearely@propertypartners.ie).

### Five properties sold through Ivan Connaughton auction

An auction conducted by local auctioneer Ivan Connaughton has resulted in the sale of five properties. The auction took place last Saturday in the Abbey Hotel, with 23 properties offered for sale. Two properties were sold beforehand, a house at Scrine and a house and seventeen acres of land at Creggs. Over 100 people attended the auction. Bidding at the auction itself was very slow and no property sold at auction. However, Ivan received numerous offers on properties since the auction. Three properties have been sale agreed since the auction, with negotiations ongoing on many more.

Overall, Ivan reported being happy with the outcome, despite the auction itself being very quiet. "People are very cautious and afraid to bid at auction. However with five properties sold I am very happy with it, it was a worthwhile process. The majority of first time buyers are unfamiliar with the process and prefer to make their offers in private. However, there was very good value on offer on the day and I am hopeful that the majority of the properties for sale will be sale agreed in the coming weeks."

### Attractive home in Ballintubber

This week Hughes & Co., have on offer convenient to Ballintubber Village an attractive three-bedroom two storey cottage on circa half acre site finished to a high standard. The first offer of €120,000 secures.

They are also offering for sale an attractive three bedroom semi detached dwelling on a large site at Lisnamult, Roscommon. The residence is finished to a high standard and viewing is highly recommended. Selling to every offer in excess of €120,000.

This week Hughes & Co., have for sale convenient to Kiltteevan Village circa three acres with excellent road frontage suitable for development subject to planning permission being granted. Offers in the region of €30,000 are being considered.



**- SALES BY -**  
**PAT HUGHES & CO. LTD.**  
**AUCTIONEER & VALUER**

**ABBEY ST., ROSCOMMON. TEL: 090 66 27003**  
**FAX: 090 66 26296 EMAIL: [phughes2@eircom.net](mailto:phughes2@eircom.net)**

**NEW TO THE MARKET**  
**AT ROXBORO, ROSCOMMON**



An attractive three bedroomed bungalow on circa one acre elevated Site with further development potential subject to planning permission being granted. The residence is in need of some modernization but due to its convenience to Roscommon Town and picturesque setting.

**Viewing is highly recommended**

### LAND LETTING

Circa 14 acres of top quality land (Map available) at Mount Talbot, Co., Roscommon.

### TO LET

Circa 3,000 sq. ft. Commercial Unit At Main St., Roscommon formerly A. C. C. Bank The building can be let in one or three lots.

**For further details an appointment to view please contact the office.**

**AUCTION REMINDER**  
**AT EMOE, (ON LANESBORO ROAD), APPROX 2 MILES FROM ROSCOMMON TOWN ON FRIDAY 28TH MAY 2010 AT 6PM SHARP**

**LIST OF ITEMS INCLUDED ARE:**

Opel Astra 03 NCT Tested; 5 Hay Bob's; Massey Ferguson 188 Tractor; M.F. Finger Bar Mower (2); Offset Topper; Spring Tooth Harrow; Roller; 84 Lamborghini Tractor; Ford 4000 Tractor; Ford Dexta Tractor 1964; Sprayer; Drum Mower; Welder; Cement Mixer; 4 Tipper Trailers; Wheel for Slurry Tanker; Bale Lifter; Deep Well Pump; 2 Cow Trailer's; Quickie 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 (3); Bale Spike; Set Wheels; Sheep Feeders; Massey Ferguson 265; Massey Ferguson 690; Massey Ferguson 135's (3); Sprayers (2); Chain Saws (3); Bale Trailer; 1 Year Old 505 Horse Box; Kuan 1 ton Fertilizer Spreader; Sheer 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; David Brown 990 Tractor; Lily Lotus 300 Hay turner; Calf Creep Feeder; Hudson Triple Axel Trailer (as new) 14ft x 6ft 6"; John Deere 6100 '95 4x4 Tractor; 4ft 6" Rotary Mower; M.F. 185 Tractor; Topper; M.F. 3085 Tractor; Disc Mower; 4 Wheel Drive Tractor; 10 60 Nutfield Tractor; 18ft Bale Trailer; Fahr Rotary Mower; Isuzu Jeep '96; Quickie Loader; Blacksmiths Gates; 13 ft x 7 Arch Trailer; 1982 Fendt Tractor; Spring Tooth Harrow. Lots of other items too numerous to mention.

**FOR FURTHER DETAILS, PLEASE CONTACT THE OFFICE.**

## Only one property remains at Woodberry Court

The sole remaining property at Woodberry Court, Roscommon, overlooking Roscommon Golf Club, is currently for sale with ERA Oates in Roscommon.

This is the last remaining two-storey residence to be built in this hallmark development overlooking Roscommon Golf Club. For further information, or to arrange a viewing, call ERA Oates on (090) 66 27878. Price available on application.