

### Roscommon Town



#### MAIN STREET

- Approx 500 sq.ft Ready To Go Retail Unit
- Excellent location adjacent to town centre car park
- Bright spacious premises with utility & toilet
- Large volume of passing trade
- For an appointment to view, contact the office

Sherry FitzGerald P. Burke, Goff Street, Roscommon.

Ph: (090) 66 27200/Fax: (090) 66 27201 Email: info@pburkeassociates.com

# Valuable holding at Ballinamore Bridge

A valuable holding of lands comprising circa 46 acres together with an old two-storey residence and outbuildings and four sites with full planning permission at Ballinlass, Ballinamore Bridge is currently being offered for sale by Moran & Co., Ballygar.

The lands, which are all well fenced, comprise some top quality farm lands with extensive road frontage and some rough grazing lands. The old two-storey residence is in need of repair and decoration. Adding value to the property are four sites with full planning permission.

This is one of the most attractive properties to be offered for sale in the area and is an excellent opportunity to purchase a very attractive hold-

ing of lands with planning permission and a prime location or for local farmers to acquire additional lands. The property is convenient to Ballygar and Ballyforan and is just 20 minutes drive from Roscommon and 25 minutes drive from Athlone. Inspection is highly recommended.

Full details from the auctioneer David Moran, MIAVI. Moran & Co. are also offering a very attractive large new four bedroom dormer at Forest View, Ballygar with a massive price reduction to just €175,000. This is a very attractive property with sun lounge and three of the bedrooms are en suite. This has to be the best value for money in the region and inspection is highly recommended.

Also on offer is a spacious

new four-bedroom two storey house with prime location at Tully, Ballygar and a price tag of just €169,000 open to offers. Contact David Moran at (090) 66 24531.



Ballinlass, Ballinamore Bridge



Forest View, Ballygar

# Great value on offer at Hughes & Co.

A number of properties in Roscommon town are currently available from Hughes & Co. at rock bottom prices.

This week Hughes & Co. are offering for sale at Lisnamult, Roscommon, a very attractive three bedroomed townhouse finished to a very high standard with a large private garden to rear. They are considering offers in excess of €120,000 for this fine town property. For further details, please contact the office.

They also have a very attractive

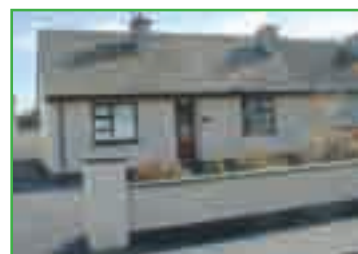
three bedroomed bungalow located at Henry Street, Roscommon with a large garden to rear. They are accepting offers in excess of €90,000 for this residence with a town centre location, must be of good value.

This week they also have on their books a very attractive three bedroomed dormer bungalow located at Ardnanagh, Roscommon, convenient to railway station, schools, and church. This property is finished to a very high standard, comes with two bedrooms en-suite, third with

its own private bathroom, and is selling to every offer in excess of €180,000.

Hughes & Co. also has for sale at The Grove, Kiltewan, circa 7.5 acres of agricultural land with excellent road frontage and river frontage.

For further information on any of the above properties, please contact Pat Hughes & Co., Auctioneer & Valuer, 1 Abbey Street, Roscommon. Tel: (090) 66 27003, fax: (090) 66 26296, email: phughes2@eircom.net



Attractive three bedroomed townhouse at Lisnamult, Roscommon.



Attractive three bedroomed bungalow at Henry Street, Roscommon.



Attractive three bedroomed dormer bungalow located at Ardnanagh.

090 6624531  
087 2786664

**MORAN & CO**

Main Street  
Ballygar  
Co. Galway

## BALLINLASS, BALLINAMORE-BRIDGE, CO. GALWAY VALUABLE HOLDING OF LANDS C.46 ACRES together with old two storey residence and outbuildings and 4 no. sites with F.P.P. for sale by Private Treaty

The lands comprise some top quality farm lands with extensive road frontage and some rough grazing lands all of which are very well fenced. The old two storey residence is in need of repair and decoration and has the following accommodation - Sittingroom, Kitchen, Back Kitchen, 3 Bedrooms, Bathroom.

There are 4 no. Sites with full planning permission on the lands. The property is being offered for sale in one or more lots and offers an excellent opportunity to purchase a very attractive holding of lands with planning permission and a prime location, or for local farmers to acquire additional lands. The property is convenient to Ballygar and Ballyforan and is just 25 mins. drive from Athlone.

Full details from the auctioneer David Moran.

### TULLY, BALLYGAR Large new 4 Bed two storey



**PRICE REDUCED TO JUST €165,000**  
We invite you to make us an offer for this very attractive property which is excellent value for money and has a prime location.

### FOREST VIEW, BALLYGAR Large new 4 Bed dormer



**PRICE REDUCED TO JUST €175,000**  
This spacious dormer has been reduced by €150,00 and inspection is highly recommended.

– SALES BY –

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

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

### NEW TO THE MARKET - LAND FOR SALE AT FOURMILEHOUSE, ROSCOMMON

Circa 24 acres of top quality agricultural land. The lands have the benefit of excellent road frontage onto three roads and can be sold in one or more lots.

Lot 1: The Entire Property

Lot 2: Circa 20 acres

Lot 3: Circa 5 acres

The lands have the benefit of two cattle pens and are very well fenced.

For further details, please contact the office.

### LAND FOR SALE AT GALLOWSTOWN, ROSCOMMON

Circa 7 acres of prime development land. All of the lands are zoned residential, price greatly reduced.

Enquiries invited.

### LAND LETTINGS

New to the Market, first letting, circa 60 acres at **Tonleage, Roscommon**, with €6,000 worth of Entitlements. The lands are well fenced with water, cattle pen and crush.

New to the Market, circa 14 acres at **Turville, Roscommon**.

Circa 39 acres at **Hollywell, Derrane, Roscommon**, can be let on five year lease if required.

At **Beechwood, Roscommon**, circa 14 acres, with cattle pen and crush.

At **Ballagh, Kilrooskey**, circa 55 acres of top quality agricultural land with €6,000 worth of Entitlements, no cattle after 1st of November 2010.

At **Emoe, Roscommon**, circa 25 acres of top quality agricultural land, no cattle after the 1st of November 2010.

Circa 12 acres at **Mount Talbot**, sheep only.

For further information, please contact the office.