

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

**QUALITY 5 B/R RESIDENCE  
 (END SITE) Located at  
 NO. 8 ANTOGHER COURT,  
 ANTOGHER ROAD,  
 ROSCOMMON TOWN**



A most select luxury home offering a gross area of c. 1,845 Sq.Ft finished to a very high standard, located in this small cul-de-sac development, within walking distance of town and all amenities. Accommodation comprises briefly of reception/hallway, sitting room, dining room, kitchen, utility, play room/downstairs bedroom, first floor: 4 bedrooms in all (master ensuite) and bathroom. Enquiries invited.

**ATTENTION .... ATTENTION ....  
 ATTENTION...**

**UK CALLING ... FOR YOUR  
 PROPERTY**

**NOTICE OF OUR FORTHCOMING MAJOR  
 UK EXHIBITION IN CONJUNCTION WITH  
 THE PROPERTY PARTNERS GROUP.**

**TO REGISTER YOUR PROPERTY, CONTACT  
 THE OFFICE.**

**HOUSE BARGAIN OF THE WEEK**

**LUXURY 4 B/R DETACHED DORMER STYLE  
 RESIDENCE located at  
 KILEENBOY, KILTEEVAN,  
 CO. ROSCOMMON**  
*(including 4 no stables, Tack Room, Sand  
 Arena and Grazing Paddock)*



**PRICE: SELLING TO EVERY  
 OFFER AFTER €150,000.**

Superb residence complete with stables and sand arena standing on a beautifully mature site area of c.0.6 Acres. An excellent opportunity to acquire a fine property only c.3 Miles from Roscommon town.

**Terms agreed on  
 Harrison Centre unit**



P. Burke of Sherry FitzGerald P. Burke in Roscommon has recently agreed terms on Unit 4 The Harrison Centre, which is within the hub of the retail shopping location of Roscommon town centre. Mr. Burke confirmed that Fone Stop has opened in Unit 4, which is excellent news for all business in the Harrison Centre as it will bring more people to the centre.

**Attractive cottage  
 in Castlecoote**

An attractive three-bedroom cottage at Muff, Castlecoote, is currently for sale with Ivan Connaughton Auctioneer, priced in the region of €135,000.

The residence has been very well maintained and stands on a large mature site. Features include fitted units in the kitchen, built-in wardrobes in the bedrooms and there is a stationary mobile home, which includes kitchen/living room, one bedroom,



Muff, Castlecoote, priced in the region of €135,000.

toilet and utility room to the rear of the property. Accommodation in the house includes reception hallway, sitting room, kitchen/dining /living room, rear hallway, utility

room, three bedrooms and bathroom. Viewing comes highly recommended. To arrange a viewing, call Ivan Connaughton Auctioneer on (090) 66 34021.

**Value in Frenchpark**

An attractive three-bedroom bungalow at Mullen, Frenchpark is this week for sale with Ivan Connaughton Auctioneer at the very attractive price of €135,000.

The property is built to a builder's finish and is conveniently located



to Castlereagh, Ballaghaderreen, Frenchpark and Fairymount in a quiet countryside setting. Accommodation includes

porch to front, reception hallway, sitting room, kitchen/dining room, utility, three bedrooms with one en-suite and bathroom. To make an enquiry or organise a viewing, simply call Ivan Connaughton on (090) 66 34021.

**Great location, great price**

Milestone Cottage is this week being put forward by Property Partners Earley as their property of the week.

Located just off the main Athlone/Roscommon route the quality cottage has been carefully renovated by its present owners and stands on circa one acre of mature lawns with a range of useful outbuildings. It is situated just a few hundred metres



for Lough Funshinagh and is located in a horseshoe of private houses.

The three bedroom residence has had a host of extra features added to it over its renovation and now boasts eco bead cavity wall insulation giving it

a very high energy rating. The property is alarmed throughout and has been reduced to sell.

A price guide of €179,000 is recommended by the auctioneer and viewing can be arranged by contacting David Duffley of Property Partners Earley, Stone Court, The Sq, Roscommon on (090) 66 26579 or by emailing [jeanley@propertypartners.ie](mailto:jeanley@propertypartners.ie)

**Restored farmhouse at  
 Ballintubber**

Property Partners Earley is currently offering to the market this charming and fully restored farmhouse residence in a most attractive setting. Situated at Clooneygrasson, Ballintubber, this property stands on a generous site area and has a range of character stone outbuildings and hay shed to rear.

With four bedrooms in all, this quality property has been substantially reduced to sell and now has a guide price in the region of €155,000 ono. Viewing comes highly recommended by the auctioneer



and for more details or to arrange a viewing, please contact Cathal O'Brien of Property Partners Earley, Stone Ct, The Sq, Roscommon on (090) 66 26579 or email [jeanley@propertypartners.ie](mailto:jeanley@propertypartners.ie)

**Landmark premises for lease**

A well-known premises located on Main Street in Roscommon town and boasting significant frontage on Main Street and additional access from Court View to the rear of the property, is currently for lease with Sherry FitzGerald P. Burke.

The front of the premises is three storeys with a two storey and part single storey return area to the rear. The yard includes a number of ancillary stores on both sides. The site also comprises of a large yard with parking for circa 29 cars. The gross internal area is approximately 1,454.30 m<sup>2</sup>.

The location of this premises is second to none and has unlimited potential. For



further details or an appointment to view, contact Sherry FitzGerald P. Burke on (090) 66 27200 or email [info@pburkeassociates.com](mailto:info@pburkeassociates.com)

**McNeill AUCTIONEERS**  
 Padraig McNeill  
 Auctioneer & Valuer  
 Abbey Street,  
 Roscommon  
 Tel: (090) 66 28884  
 Mob: (086) 8365008  
 Fax: (090) 66 28965  
 E: [info@pmcneill.ie](mailto:info@pmcneill.ie)  
 W: [www.pmcneill.ie](http://www.pmcneill.ie)

**FOR SALE:**  
 Circa 25 acres at Cloonadra, Lanesboro,  
 Co. Roscommon. May be sold in lots to suit

**WANTED:**  
 Old cottages in good or bad condition.

**ALSO REQUIRED:**  
 Lands to lease with or without maps

**TO LET**  
**Fully furnished shop/  
 office unit to let**  
**2,000 sq.ft**  
**Strokestown**  
**Phone:**  
**(087) 2349881**

**Impressive residence  
 in Kiltoom**

A superb six-bedroom three-storey house on circa 4.5 acres of landscaped gardens, just off the main Roscommon/Athlone road in a small sought after residential area only 10 minutes from Athlone town centre, is currently for sale with ERA Oates in Roscommon. There are six large bedrooms in all with the master ensuite. The exterior includes large fully serviced garage with water softener, toilet etc. The property includes circa 5 acres of top quality lands to the rear. Viewing of this select property comes highly recommended by the auctioneers.

The property is priced in the region of €385,000. For further information or to arrange a viewing, call ERA Oates on (090) 66 27878.

**Ballyleague home  
 reduce to sell**

A stunning three-bedroom end property in an intimate development within walking distance to the River Shannon's new marina at Ballyleague is currently for sale with ERA Oates in Roscommon. The Ballyleague/Lanesboro area is famed for its excellent fishing and water sports and is very well located in the centre of Ireland, convenient to the county towns of Roscommon and Longford. The house is presented for sale in show house condition by the present owners and must be viewed to be appreciated and is reduced to sell. For further information or to arrange a viewing, simply call ERA Oates n (090) 66 27878.

