

Immediate sale of Lisnamult home

Cathal O'Brien of Property Partners Earley is this week offering a two-bedroom semi detached bungalow at 40 St Teresa's Terrace, Lisnamult, Roscommon.

Cathal O'Brien describes the property as "a compact property with a spacious site area, priced for a quick sale. It is ideally located within easy walking distance of Roscommon town centre". He added, "We are open to offer on this property and are guiding €70,000 for immediate sale."

For further details or to arrange a viewing, please contact Cathal O'Brien, Property Partners Earley Roscommon on (090) 66 26579, email jearley@propertypartners.ie or log onto www.propertypartners.ie/earley.



40 St Teresa's Terrace, Lisnamult, Roscommon.

IAVI members report increased sales

The Irish Auctioneers & Valuers Institute (IAVI) quarter two residential survey shows an increase in activity levels and sales transactions nationwide.

IAVI members reported an increase in the net balance of enquiries (up 39 percent), viewings (up 38 percent), offers (up 34 percent) and sales agreed (up 32 percent) although these were at a more moderate pace than the traditionally busier first quarter.

IAVI members also reported an increase in the volume of

transactions with the net balance of 'sales closed' up 27 percent in quarter two compared to and increase of 17 percent in quarter one. It is likely that this reflects increases in 'sales agreed' from the first quarter. For the third consecutive quarter Dublin respondents reported increases across all activity indicators, including 'sales closed' figures up 49 percent in quarter two compared to an increase of 37 percent in quarter one.

The survey results also indicate

a trend of moderate declines in residential values in quarter two, with a smaller proportion of IAVI members reporting second quarter price declines of more than five percent relative to quarter one. According to Simon Ensor of the IAVI Residential Panel and National Council, "It is encouraging that the volume of transactions has increased and that activity levels continue to improve."

"This is particularly evident in Dublin, which often serves as an earlier indicator for the national

market. However, any recovery in the property market continues to depend on economic conditions including employment levels, the availability of mortgage finance and the short to medium term effects of NAMA," he said.

The survey also shows that the time it takes to sell a property in Connacht/Donegal was up three to 34 weeks. 86 percent of respondents reported that vendors' price expectations had become more realistic since the beginning of 2010.

Reasonably priced home in Hermitage

A spacious three-bedroomed bungalow at Hermitage, Ballinagare, reasonably priced at €150,000, is currently for sale with Sherry FitzGerald in Roscommon.

The property comes together with yard and two sheds, on a large site with paddock area and rear vehicular access, located approximately 1.5 miles from the village of Ballinagare.

The house includes original timber ceilings, feature suspended lighting, cast iron fireplaces and a private well. Accommodation comprises of entrance hall, sitting room, kitchen/dining room, double bedroom, two further bedrooms and the main bathroom and utility.

The property is framed with hedging to the right hand side, and has a well-maintained front garden with cut stone flowerbeds, hand-powered old water



Hermitage, Ballinagare, reasonably priced at €150,000.

pump and old style cast iron post-box. There is also a turf bank in close

proximity to the property, which is included in the sale.

For further information on this property or to arrange a viewing, simply

call Sherry FitzGerald P. Burke in Roscommon on (090) 66 27200.

Town centre apartment represents great value

Loretta Dowd of Property Partners Earley is this week offering a fine two-bedroom apartment at 10 Stonecourt, The Square, Roscommon as her bargain property of the week.

Located on the town square, this spacious duplex apartment has just come to the market with a price reflecting the value to be found on the market at present. Loretta describes the property as "selling to every offer over €100,000". The

property is currently rented to excellent tenants and holds a strong passing rent. Altogether this is a quality property to come available in a select area and the auctioneer invites viewings and offers.

For further details or to arrange a viewing, please contact Loretta Dowd, Property Partners Earley, Roscommon on (090) 66 26579, email jearley@propertypartners.ie or log onto www.propertypartners.ie/earley.



10 Stonecourt, The Square, Roscommon.

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The Auctioneer invites enquiry.

Price slashed on Leggitinty home

A home at Leggitinty, Frenchpark has been reduced in price by €61,000, from €150,000 to €89,000 by auctioneer Nigel Dineen of DNG Dineen.



This quaint three-bedroomed cottage stands on half an acre with mature gardens surrounding the property. It is well presented by its current owner and enjoys an excellent location on the main N5. It would make an ideal holiday or family home, being located just two minutes drive from Ballinagare village.

Viewing is strictly by appointment only. To arrange an appointment, contact (090) 66 34613.

Elphin farm sells at auction

A prime residential holding of lands containing circa 48 acres, located at Caldrymoran beside Elphin town was sold at auction last Thursday by local auctioneering firm Property Partners Earley at a well attended auction held in the Central Bar, Elphin Town.

Bidding was brisk, commented John Earley, with an opening bid of €250,000 received, further bids were recorded and the farm went on the market and was sold for €372,000.

"The sale endorses the upward trend and activity that we are experiencing in the market place over the last three months," and John Earley went on to state that Property Partners Earley are very active presently with a number of sales being agreed for both farms and residences and optimistically feels that the market has turned a corner and the activity being generated has been driven by the excellent value on offer

"It certainly is a time to buy," commented Mr Earley. Contact Property Partners Earley, Stonecourt, The Square, Roscommon Tel: (090) 66 26579.

Castlemanor property is open to offers

Loretta Dowd of Property Partners Earley is this week offering a fine five-bedroom two-storey residence for sale at 16 Castlemanor, Racecourse Rd, Roscommon as her property of the week. The property is superbly located in this fine development of detached houses only a short distance from Roscommon town centre. Loretta describes the property as "very well finished throughout and has a spacious detached workshop/shed to rear. We are open to offers".



For further details or to arrange a viewing, please contact Loretta at Property Partners Earley Roscommon on (090) 66 26579 or email jearley@propertypartners.ie.