

For Sale

Ballymurray,
Co. Roscommon. F42 Y670

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**



Price Region: Offers in Excess of €125,000

DNG Ivan Connaughton are pleased to present to the market this **two bedroom detached bungalow**, situated on a mature site extending to approximately **0.47 acres** in the Ballymurray area of Co. Roscommon, **F42 Y670**.

Conveniently positioned **along the main N61 Roscommon–Athlone road**, the property enjoys a pleasant countryside setting while benefiting from excellent accessibility to both Roscommon Town and Athlone. The residence is surrounded by mature, well-maintained lawns and established hedging, providing generous outdoor space and a private setting.

Internally, the accommodation comprises an entrance hallway, kitchen, living/dining area, sitting room, two bedrooms and a bathroom. A bright **sunroom/conservatory** to the rear overlooks the garden and provides useful additional living space. While the property would benefit from upgrading and modernisation, it offers excellent potential for a purchaser to create a comfortable countryside home to their own taste and requirements.

A particular feature is the substantial detached stone outbuilding, providing excellent storage space and offering potential for a variety of uses, subject to any necessary planning requirements.

The location provides an excellent balance between rural living and accessibility. Roscommon Town is within convenient reach and offers an extensive range of shops, supermarkets, schools, medical services, restaurants, sporting and leisure facilities. Athlone and the M6 Dublin–Galway Motorway are approximately 20 km away, providing convenient access to Galway, Dublin and the wider motorway network.

The property may also qualify for funding under the Vacant Property Refurbishment Grant, subject to the property and purchaser satisfying the applicable eligibility criteria.

Overall, this property represents an attractive opportunity for purchasers seeking a detached with generous gardens, a substantial stone outbuilding and excellent potential in an accessible location along the N61.

Viewing is highly recommended.

For further details or to arrange a viewing, contact DNG Ivan Connaughton on 090-6663700.

Entry

0.49m (1'7") x 1.17m (3'10")

Hallway

3.39m (11'1") x 5.09m (16'8")

Kitchen

1.96m (6'5") x 2.65m (8'8")

Living Room

4.8m (15'9") x 3.05m (10'0")

Sunroom

2.88m (9'5") x 3.02m (9'11")

Bathroom

1.98m (6'6") x 1.94m (6'4")

Bedroom 1

3.06m (10'0") x 3.75m (12'4")

Sitting Room

2.98m (9'9") x 4.71m (15'5")

Bedroom 2

3m (9'10") x 2.44m (8'0")













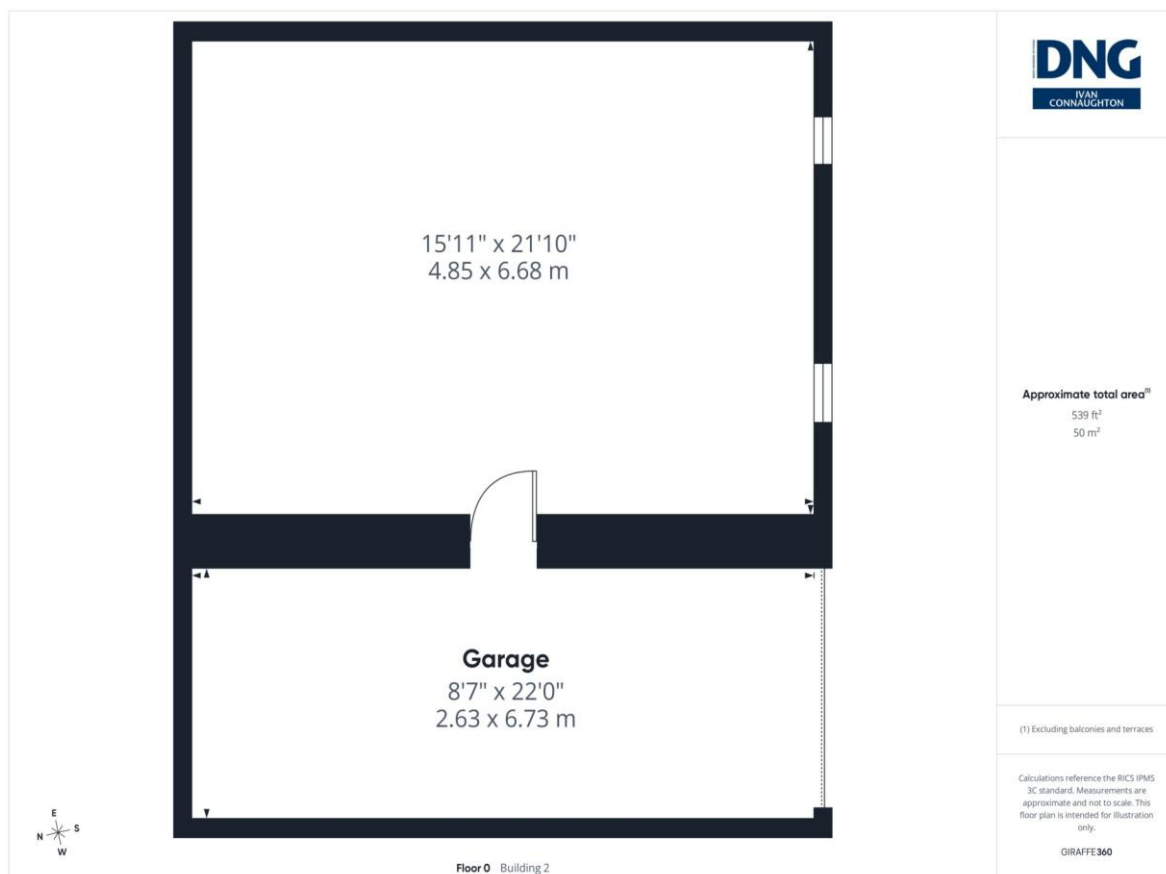
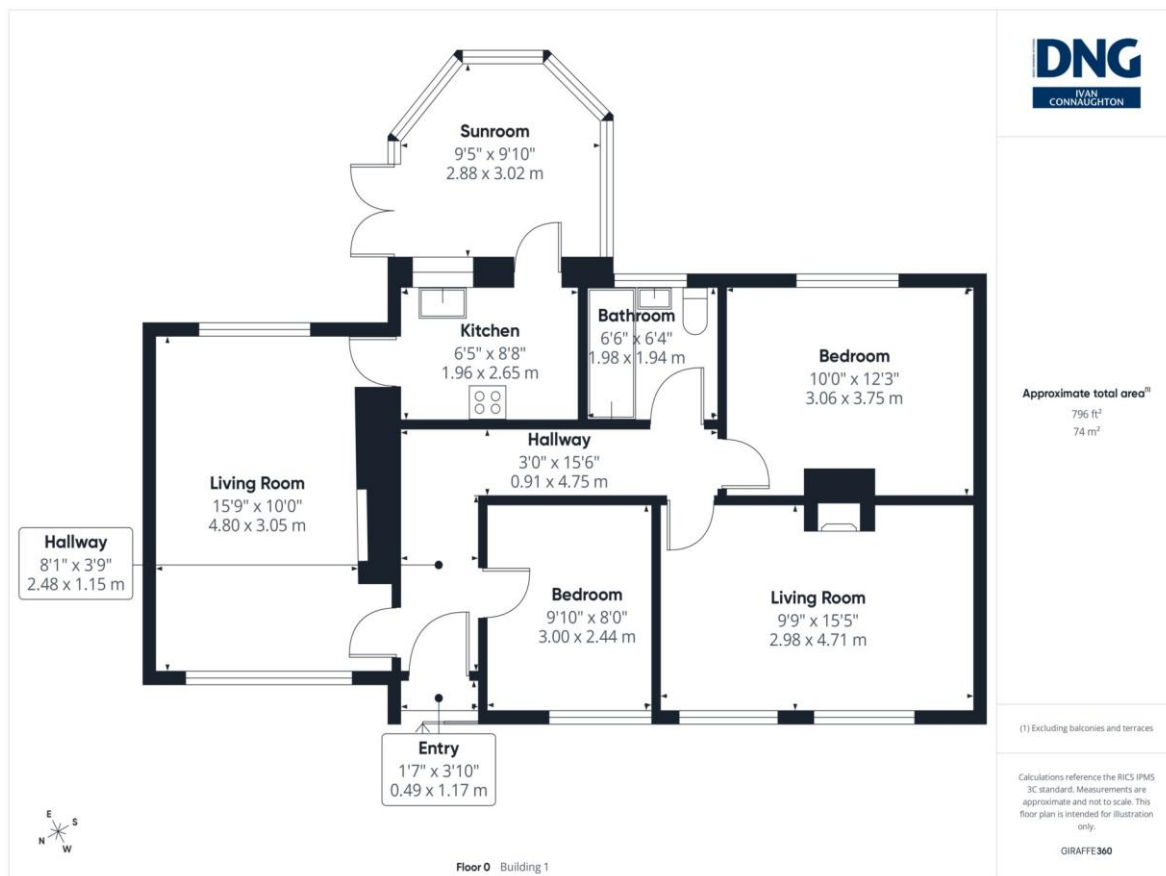




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