For Sale

Cloonyquin, Fuerty,
Co. Roscommon. F42 K236

DNG
DOUGLAS NEWMAN GOOD
IVAN CONNAUGHTON



Guide Price: €420,000

DNG Ivan Connaughton are delighted to present to the market this impressive five bedroom detached residence, situated on a beautifully maintained site of approximately 0.61 acres at Cloonyquin, Fuerty, Co. Roscommon, F42 K236

This attractive two storey family home offers generously proportioned and versatile accommodation throughout, making it an ideal choice for growing families or those seeking a spacious residence with the added benefit of a rural location.

The property is approached via a gravel driveway providing ample off street parking, with mature hedgerows and landscaped lawns, creating an attractive and private setting. To the rear, a large paved patio area provides an ideal space for outdoor dining and entertaining, while a detached garage offers valuable additional storage and workshop space.

PSRA **Licence No. 004422**

Office: Main Street, Athleague, Co. Roscommon. F42 TW70
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Internally, a welcoming entrance hallway leads to two generously proportioned reception rooms, comprising a bright living room and a separate sitting room, providing excellent flexibility for family living. The spacious kitchen/dining room forms the heart of the home, offering ample space for cooking, dining and entertaining, with direct access to the rear patio through sliding doors. A large utility room and guest W.C. provide additional practicality.

The accommodation includes five bedrooms, one of which is located on the ground floor and benefits from an en-suite bathroom. Upstairs, four further bedrooms provide comfortable accommodation, with the main bedroom benefiting from en-suite facilities. A family bathroom completes the first-floor accommodation.

The bedrooms are bright and generously proportioned, each benefiting from fitted wardrobes, providing excellent storage space throughout. Attractive timber flooring and pleasant views across the surrounding countryside further enhance the accommodation.

Externally, the residence enjoys beautifully maintained grounds with extensive lawn areas, mature boundaries and ample space for outdoor recreation. The detached garage, gravelled parking areas and attractive patio further enhance the property's appeal.

Situated in the peaceful countryside of Cloonyquin, Fuerty, this attractive residence enjoys a picturesque rural setting surrounded by rolling farmland and pleasant views of the surrounding landscape. The nearby village of Castlecoote offers a welcoming rural community while Roscommon Town is just a short drive away, providing an excellent selection of schools, supermarkets, shops, restaurants, cafés, sporting facilities and essential services, including Roscommon University Hospital and Roscommon Train Station. The property is also conveniently located for access to Cloverhill, Athleague and the wider Roscommon area, while Roscommon Town provides onward road connections towards Athlone, Galway and the M6 motorway.

This property also comes with the option to purchase the adjoining lands extending to approximately 7.90 acres, complete with stables and a hayshed. These lands benefit from their own independent access and offer an excellent opportunity for purchasers with equestrian interests, hobby farming aspirations or those simply seeking additional land alongside their residence.

The combination of a spacious family home, attractive gardens and the opportunity to acquire adjoining agricultural lands makes this a particularly appealing property for those seeking countryside living with excellent versatility.

Viewing is highly recommended and is by appointment only with the auctioneer.

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






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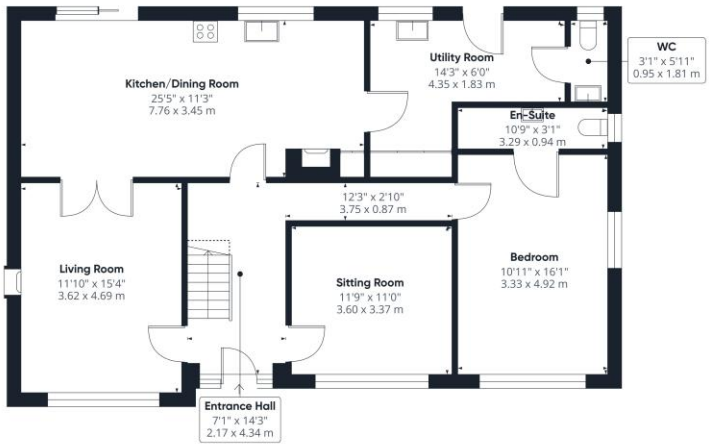




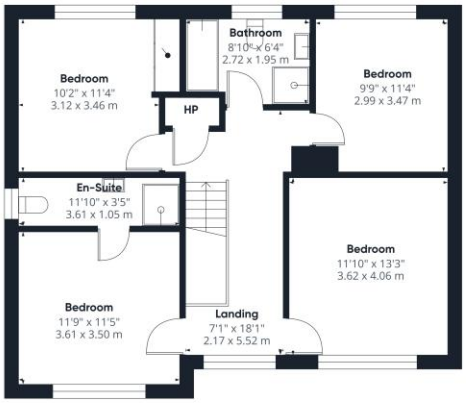
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NOT TO SCALE


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Floor 0 Building 1





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Approximate total area(1)

1846 ft²

171.4 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Option to Purchase Adjoining c. 7.90 Acres with Stables & Hayshed





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