For Sale

Residence on c. 1.50 Acres, Tulsk,
Castlerea, Co. Roscommon. F45 XC64



Price Region: Offers in Excess of €195,000

DNG Ivan Connaughton are delighted to present to market this charming three bedroom, two-storey traditional farmhouse at Lismurtagh, Tulsk, Castlerea, Co. Roscommon, F45 XC64. Set on a c. 1.50 Acre site with a range of outbuildings extending to c. 1,830 sq.ft., the property also offers the option to purchase a further c. 12.65 acres of adjoining land.

The farmhouse extends to c. 1,076 sq.ft. and has undergone substantial works over the past two years, including a full electrical rewire and the installation of new plumbing. A glazed front porch opens into a welcoming living room with a stove and a traditional staircase. Off the living room, a snug with glazed double doors opens onto the garden. The ground floor also includes a bright kitchen with fitted units, a bedroom and main bathroom.

Upstairs are two further bedrooms with a small room currently used for storage but has been earmarked for a second bathroom with plumbing already in place.

PSRA **Licence No. 004422**

Office: Main Street, Athleague, Co. Roscommon. F42 TW70
Tel: 090-6663700
Email: info@dngivanconnaughton.ie

The c. 1.50 acre site includes gardens framed by mature hedging, a grassed area to the rear and a gravel yard serving the outbuildings. The hay barn and traditional farm sheds provide covered space for machinery, tools and equipment, with scope for a workshop or hobby space.

Purchasing the additional c. 12.65 acres would bring the combined holding to c. 14.15 acres. The adjoining land extends alongside and behind the farmhouse and has frontage onto the local road.

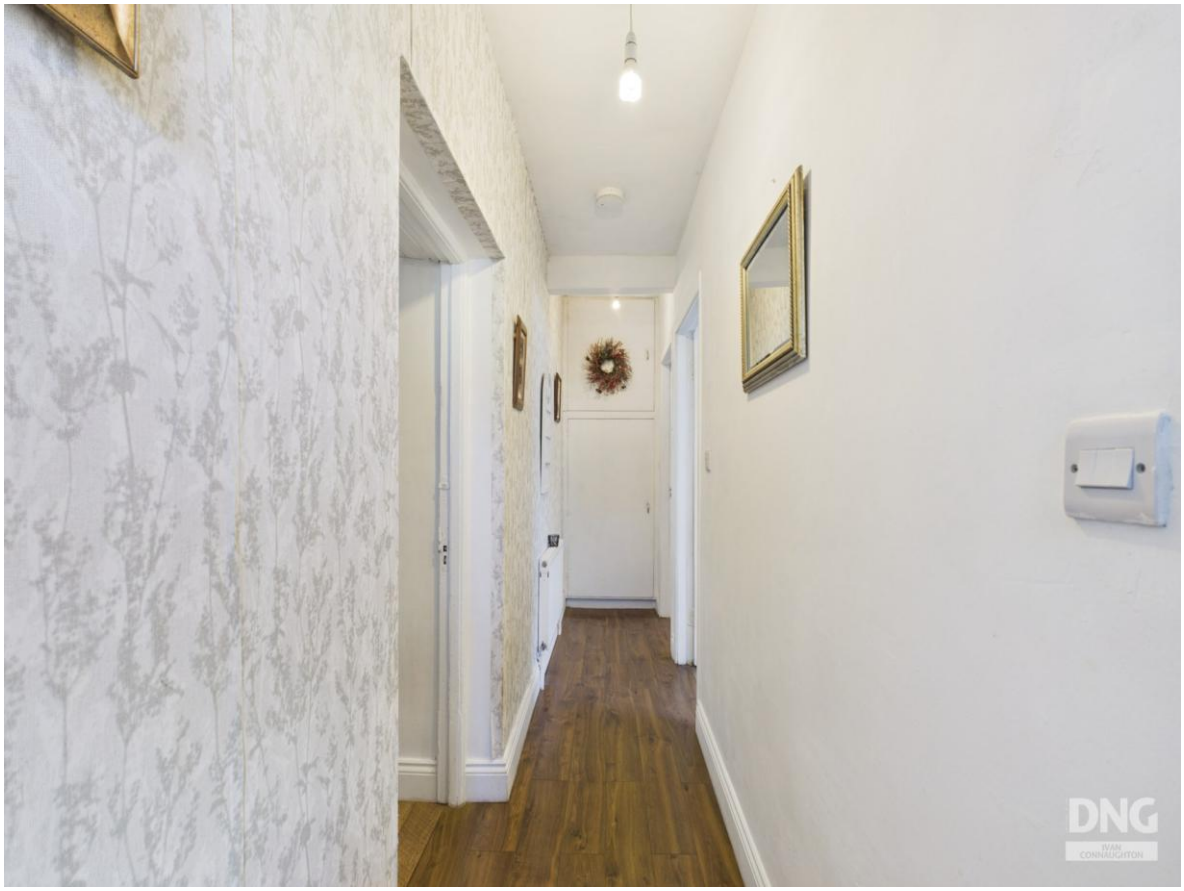
The property enjoys a countryside setting within easy reach of Tulsk village and is conveniently located to Ireland West Airport Knock, Boyle, Castlerea, Strokestown and Roscommon Town, giving buyers a choice of towns for shopping and everyday services.

Viewing is highly recommended and by appointment only.

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

Residence on c. 1.50 Acres with Outbuildings
























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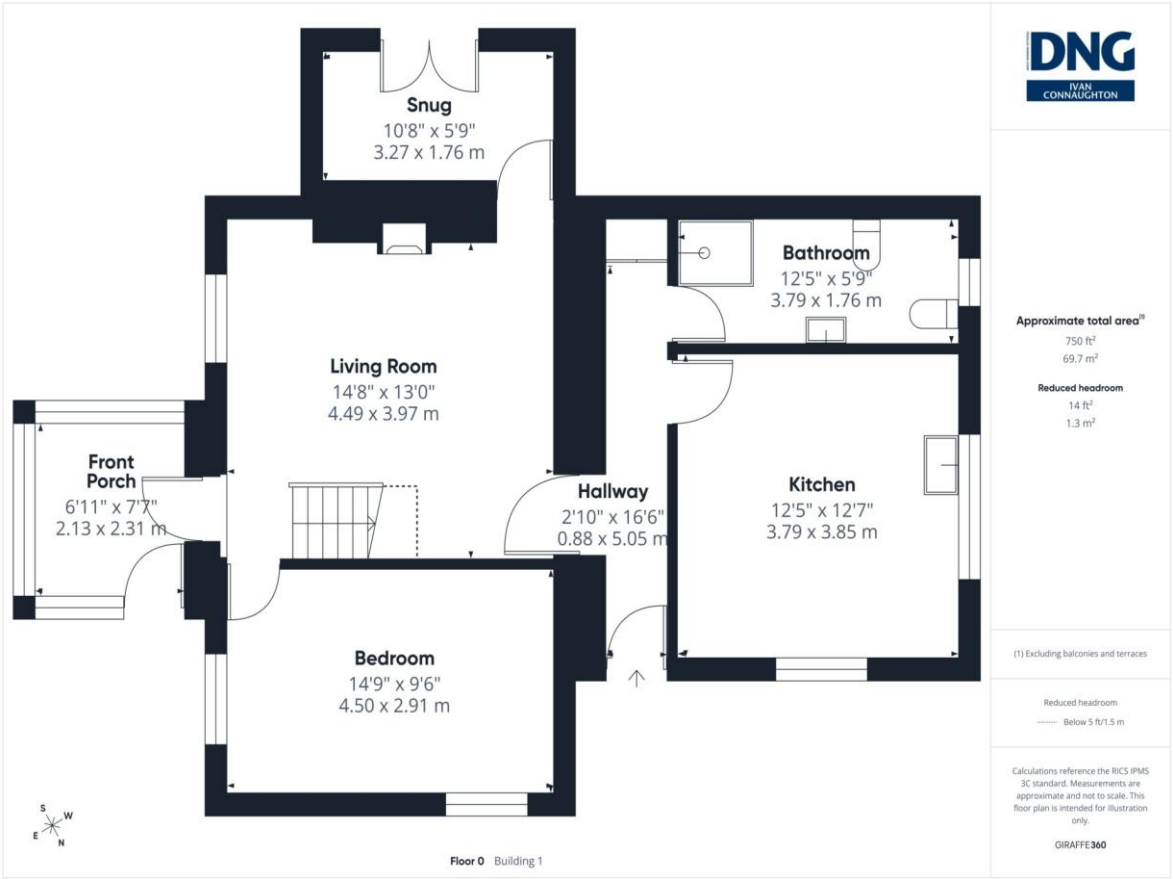


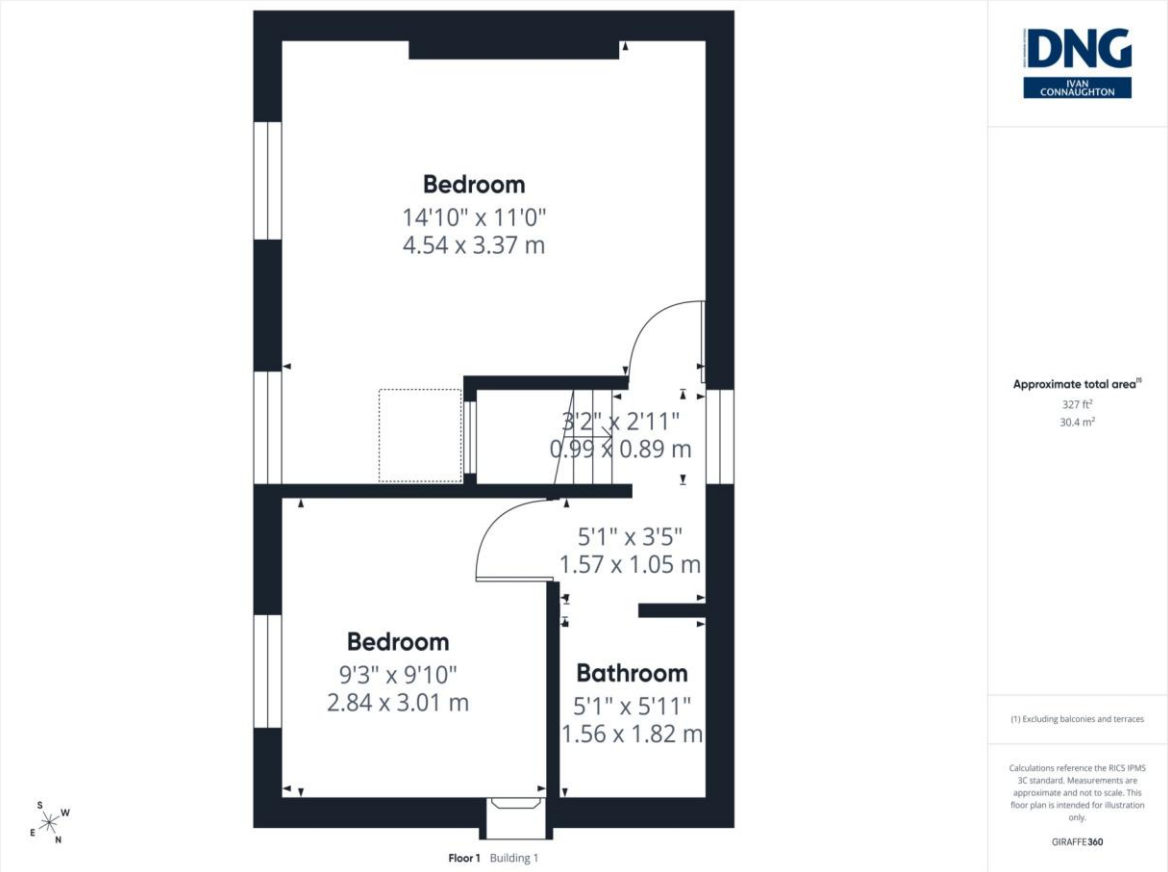




Residence on c. 1.50 Acres with Outbuildings







Option to Purchase an Additional c. 12.65 Acres of Adjoining Land



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