

# For Sale

Residence on c. 4.40 Acres, Moher,  
Ballyleague, Co. Roscommon. N39 HX95



**Guide Price: €125,000**

Charming two bedroom cottage set out on c. 4.40 acres of good agricultural land being sold in one or more lots, subject to market interest, as follows:

**Lot 1** - Residence on c. 0.50 Acres

**Lot 2** - c. 3.90 Acres of Prime Lands

**Lot 3** - Entire Property: Residence on c. 4.40 Acres (Lots 1 & 2)

Nestled in a peaceful rural setting while still being conveniently located within a short drive of Ballyleague (c. 3 km) and Lanesborough, with access to all local amenities such as shops, schools, and the picturesque Lough Ree and only c. 13.5 km from Roscommon Town. The residence offers great potential, making it ideal for those seeking a countryside retreat and also offers local farmers the opportunity to increase their existing holdings.

**Viewing of residence by prior appointment.**

**For further information, contact DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

12'9" (3.89m) x 3'5" (1.04m)

**Living Room**

10'1" (3.07m) x 14'1" (4.29m)

**Kitchen/Dining Room**

14'4" (4.37m) x 9'6" (2.9m)

**Utility Room**

7'4" (2.24m) x 4'7" (1.4m)

**Bedroom**

11'11" (3.63m) x 9'0" (2.74m)

**Bedroom**

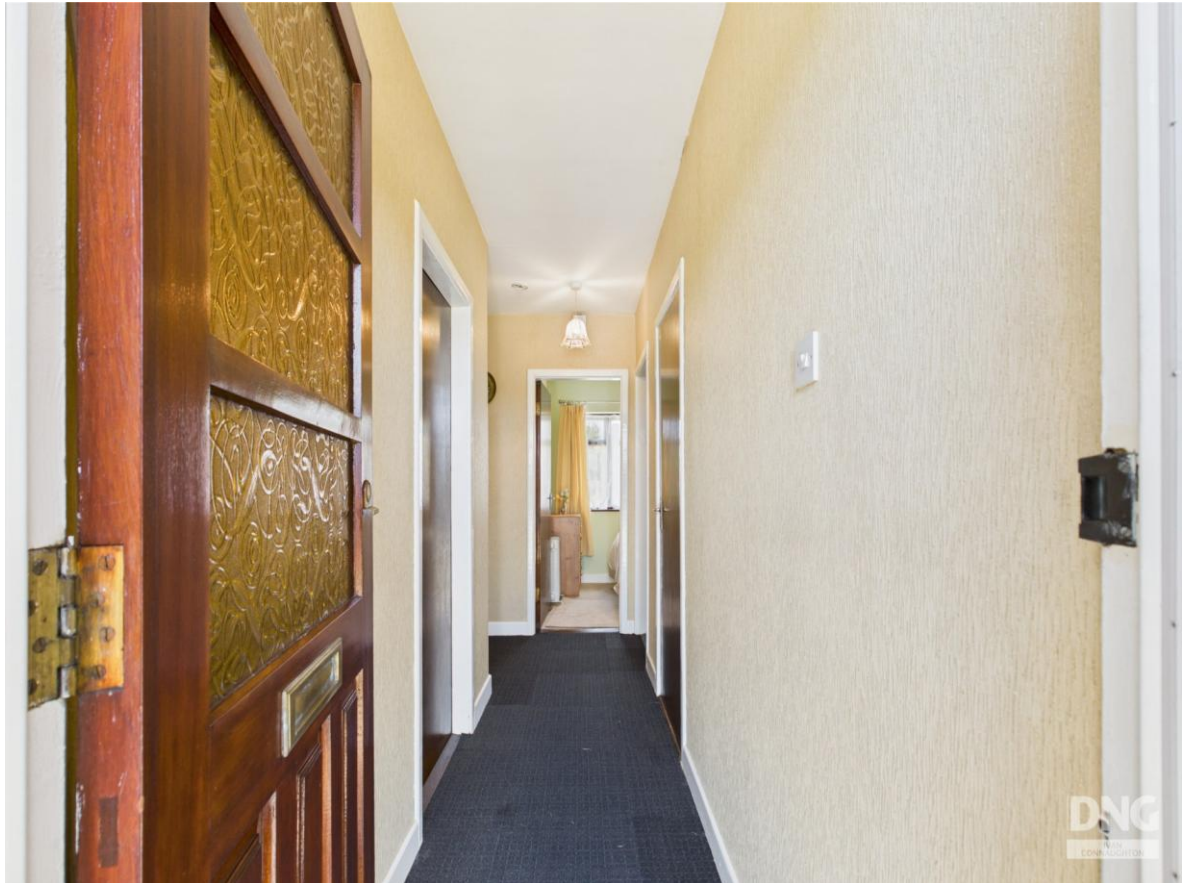
7'4" (2.24m) x 9'4" (2.84m)

**Bathroom**

7'4" (2.24m) x 4'11" (1.5m)

**OTHER FEATURES**

- Laid lawns to front & rear
- Sheds to rear c. 272 sq.ft
- House is wired for storage heaters
- Septic Tank
- Mains Water









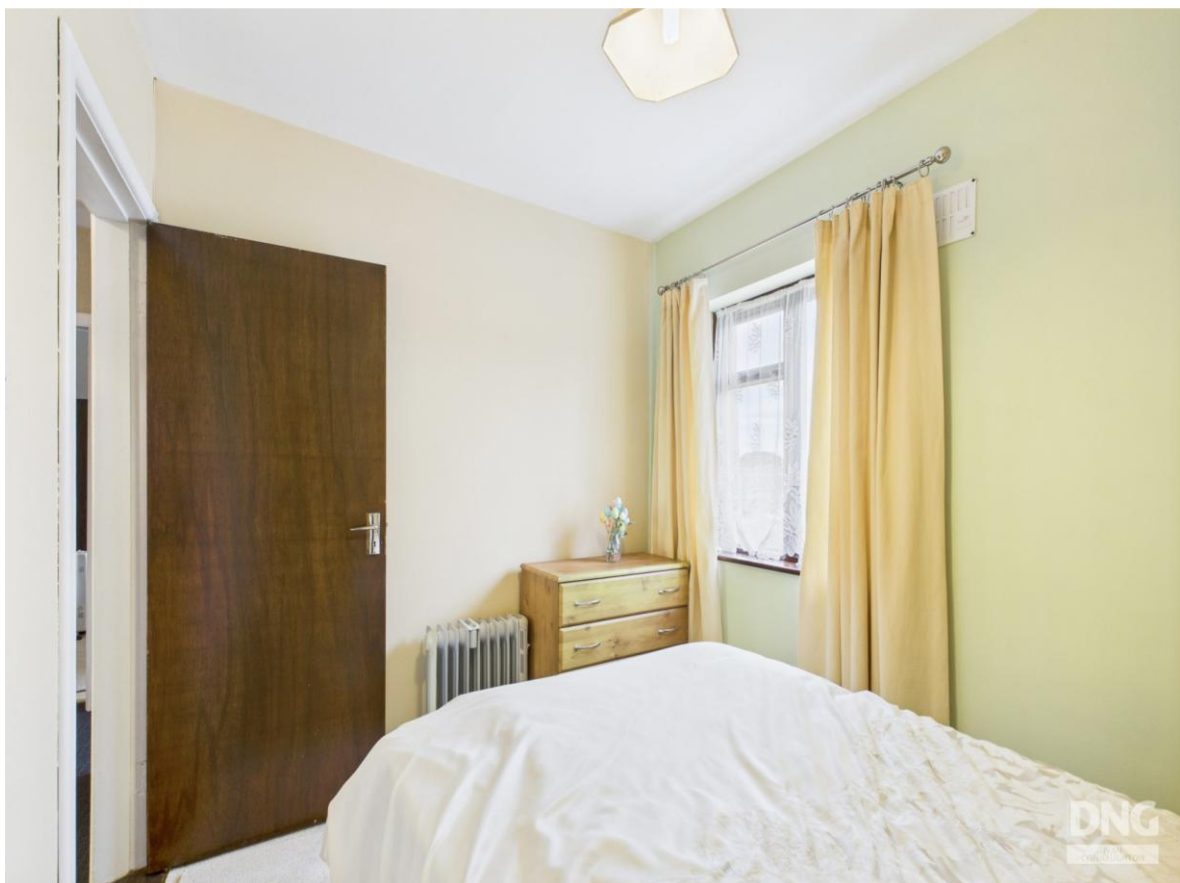
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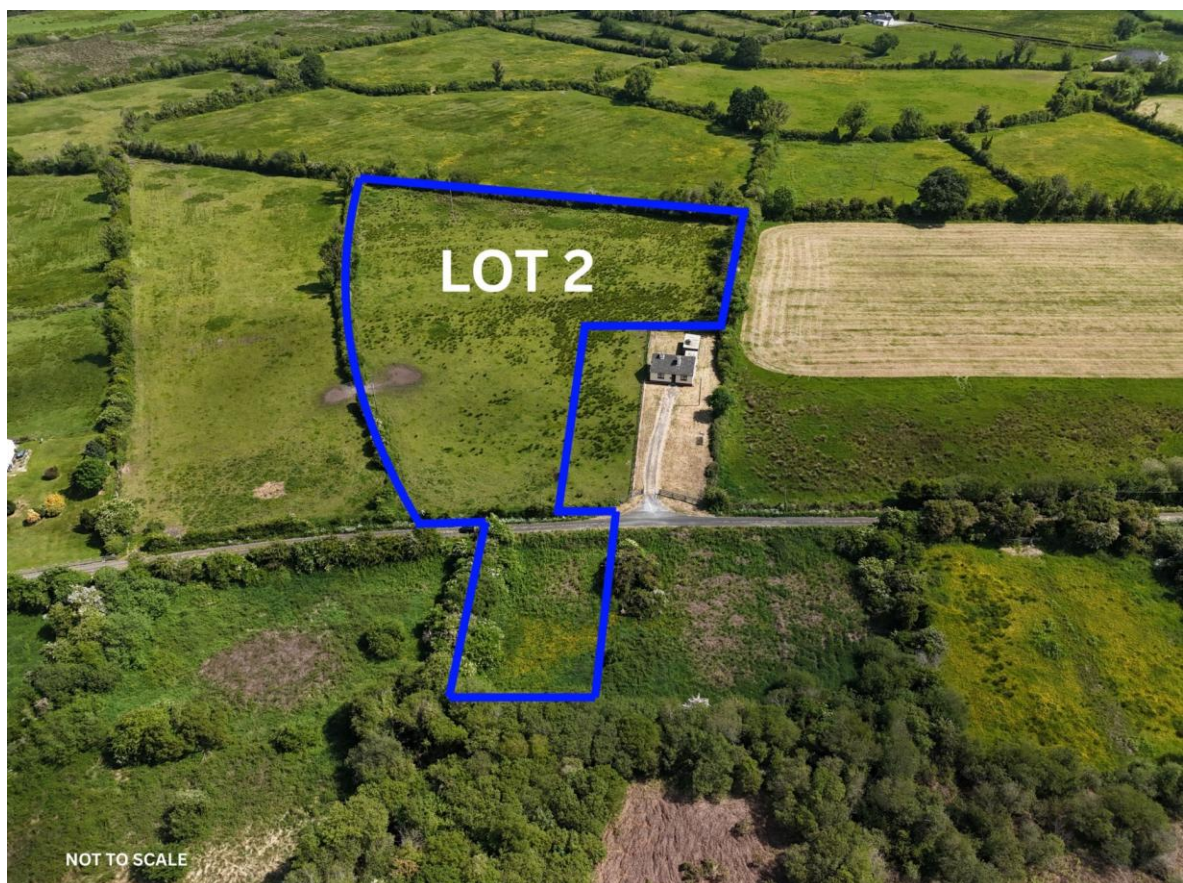
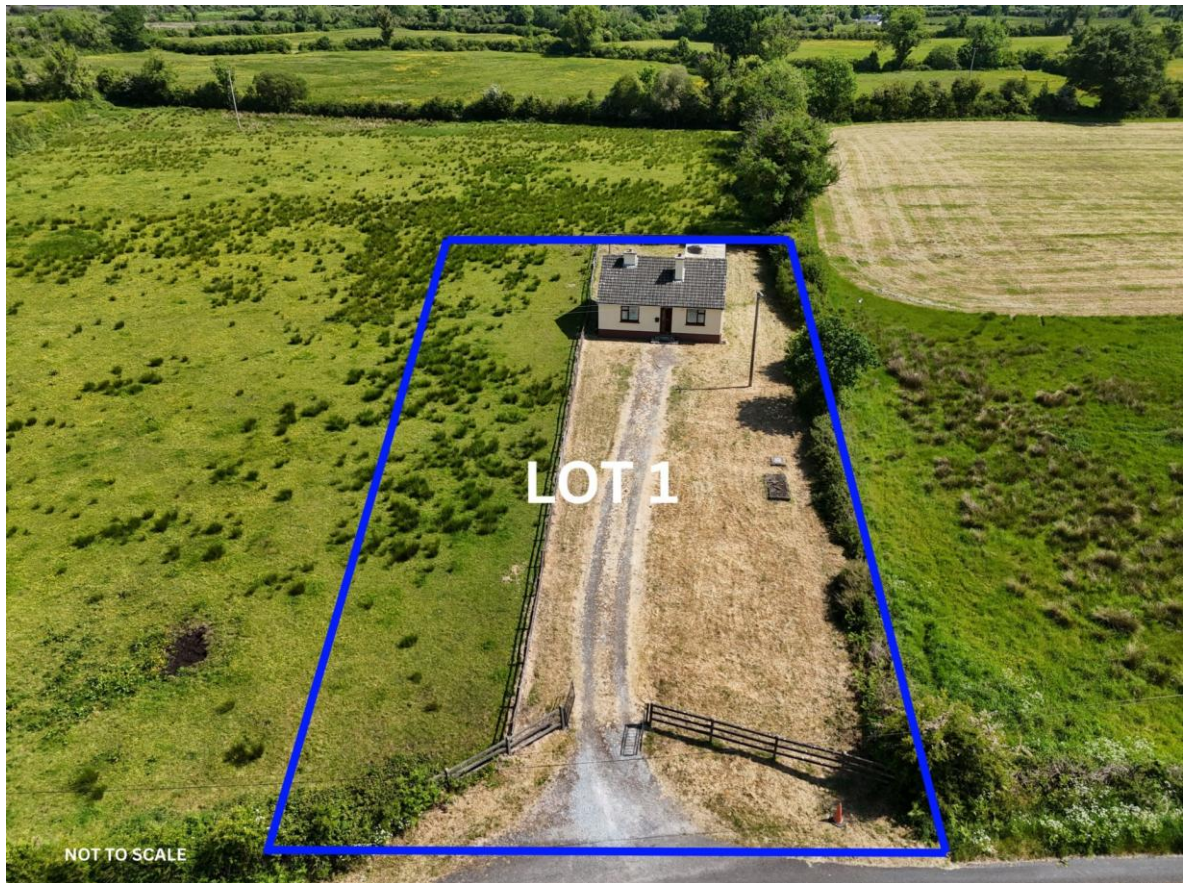








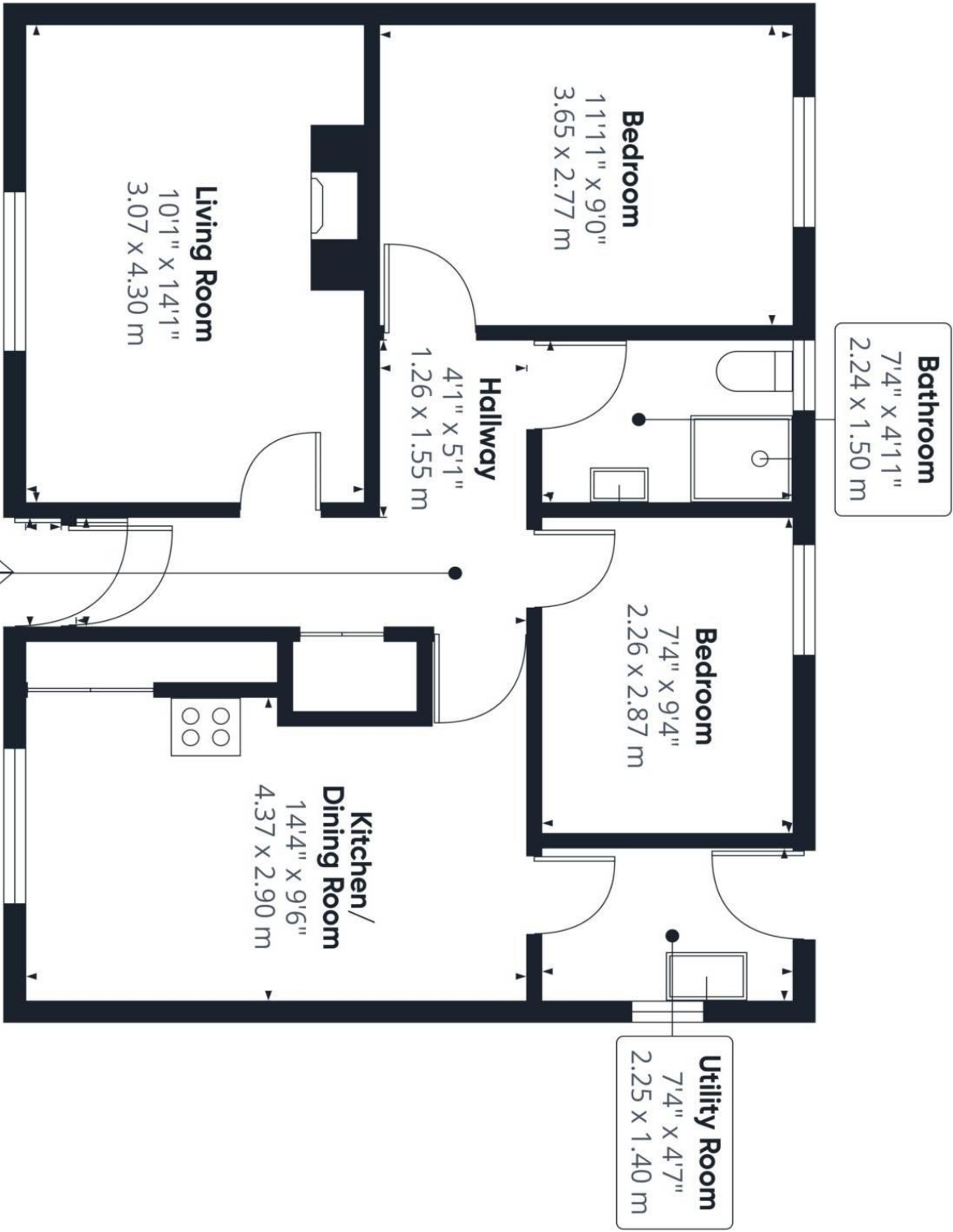












Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
613 ft<sup>2</sup>  
56.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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