

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



No. 109 Cottage at Upper Deerpark, Boyle, Co. Roscommon

(109KI-BE) approx. 1.214 acre

Price Guide: € 90.000

BER EXEMPT



Key Factors:

Cottage with outhouses on Southern slopes of Curlew Mountains, outside Boyle

Partly renovated, re-roofed some time ago, open plan kitchen/diner

Comes with 2 outhouses on over 1.2 acre

Own well, septic tank, Mains Power (disconnected)

Ideal for DIY enthusiast, holiday home

Close to Lough Key and Lough Arrow, 10 minutes to Boyle

Description:

A good opportunity to acquire a traditional cottage with outhouses in a very touristic area in the Southern slopes of the Curlews.

The Battle of Curlew Pass, in which Irish forces led by Red Hugh O'Donnell defeated an English army of about 2000 was fought here on 15 August 1599.

Well known fishing lakes Lough Key with Shannon connection and Lough Arrow are on the doorstep of this property.

The property is accessed via a right of way from the main road.

The present owners re-roofed the cottage and renovated the kitchen/living room. Some more work is required.

It serviced by its own well and septic tank, mains power was connected but is currently disconnected.

There are 2 outhouses with this property.

Within 2 hours from Dublin it would make an ideal holiday home in a very scenic location.

There are numerous mountain walks in the area.

Floorplan:

Living/kitchen, tiles floor, timber ceiling, 7.85m x 4.10m

32.19m²

The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

PSRA No. 002879

VAT ID No IE7435134J

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Hallway, 0.95m x 4.8m	4.56m2
Bathroom with electric shower, partially completed, 1.7m x 1.8m	3.06m2
Bedroom No. 1 with fireplace, 3.40m x 2.35m	7.99m2
Bedroom No.2 with fireplace, 3.40m x 1.7m	5.78m2
TOTAL	53.58m2

Outhouses

Workshop/pumphouse, 4.9m x 3.89m	19.06m2
Garage, 6.3m x 4.35m	27.41m2
TOTAL	46.47m2

Grounds:

Over 1.2 acre with recently new gravelled drives and new boundary stock-proof fence, levelled gardens.

Price Guide: € 90.000

Eircode: F52RH58

Folio: Roscommon 14856F

BER: Exempt

View by appointment with sole selling agents.

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