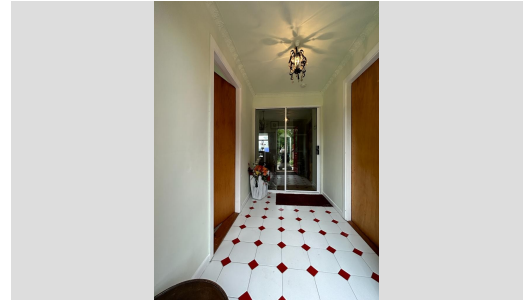


**James Kilcoyne Ltd.**  
**Main Street**  
**Friarhill**  
**Ballaghaderreen**  
**F45VE00**  
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**email: [info@jameskilcoyne.com](mailto:info@jameskilcoyne.com)**

## **Curragh, Barnaboy, Ballaghaderreen**

### **Starting Bid: €110,000.00**



For sale by James Kilcoyne Ltd. via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Opportunity to acquire a delightful 4 bed detached countryside property with extensions, located on a cul-de-sac surrounded by agricultural farm land and one off houses, situated at Curragh, Barnaboy, Ballaghaderreen, Co. Roscommon.

Within walking distance to the nearest national school, pub & church located at Brusna Village and only C6 km from Ballaghaderreen town and all town amenities.

This lovely family home comprises of:

#### **Ground Floor:**

Entrance Hall with tile flooring & feature coving

Bright Sitting room with dual aspect windows & feature coving

Study/Office with dual aspect windows & feature coving

Fully Fitted Kitchen/Diner with patio doors & stairs leading to first floor

Living Room/Dining Room with Solid Fuel Stove  
Utility Room  
Bright Fully Tiled Shower Room with roof window  
3 Double bedrooms.

First Floor:  
Master Bedroom with Ensuite.

Many features include Pvc double glazed windows and doors, OFCH, jacuzzi bath heated from solid fuel & immersion located in garden room with full electrics.

Viewing of this lovely home is highly advised.

Total Floor Area: 109 m2  
BER D1 / BER No. 104978846

TO VIEW OR MAKE A BID Contact James Kilcoyne Ltd. or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.