

# Deerpark, Boyle, Co. Roscommon. F52 KV62 , Boyle , roscommon

["Sold"] | €170,000



 **3 Bedroom**

✓ Septic tank within the boundary ✓ Property with endless potential ✓ Within easy access of Boyle ✓ Located close to the N4 ✓ Some traditional features remain

## Property Description

Circa 18 acres of good quality agricultural lands in one lot with road frontage and livestock handling facilities. The lands are well fenced and have the benefit of mains water. The cottage is in need of modernisation and refurbishment and current accommodation comprises of kitchen with dining area, sitting room, three bedrooms and bathroom. This property is not far from Ballinacorney village and its castle and lake. Just off the N4, Sligo-Dublin road, and only 2.5 kms from Boyle and all its local amenities. Carrick on Shannon and Sligo Town are within a 25km commute.

### Internal Measurements and Specifications:

Entrance hall: 1.8m x 6.8m

Spacious entrance hall.

Sitting room: 4.4m x 3.5m

Spacious living area with concrete flooring open fuel fireplace.

Back kitchen: 2.6m x 2.6m

Dining room: 3.7m x 4.4m

Spacious dining area with timber flooring and open fuel fireplace.

Bedroom 1: 3.5m x 4.1m

Spacious double bedroom with timber and open fuel fireplace.

Bedroom 2: 4.4m x 3.8m

Double bedroom with concrete flooring and open fuel fireplace.

Bedroom 3: 2.6m x 2.9m

Single bedroom with concrete flooring.

Bathroom: 2.5m x 1.6m

With wc and bath.

**Location:** Boyle roscommon



Your agent for this property:  
**Eamon Scanlon MIPAV**  
**MMCEPI**



**M:** 087 6803660

**P:** 071 9189224

**E:** [info@emscanlon.ie](mailto:info@emscanlon.ie)

**PRS Licence No:** 004183 - 008232



