

No. 225 Fishing Retreat outside Dromahair, Co. Leitrim

(225MS-CY) Approx 4.2 acre Price Guide: €285.000



Description:

A rare opportunity to acquire every fishermans dream. The property comprises of a spacious Family home with outhouses on circa 4.2 acres. There are 3 ponds on the property. Its location is very private near the end of a cul-de-sac road at Corglancy outside Dromahair in the Co. Leitrim. The property enjoys wonderful country views of the picturesque area. Due to its natural elevation these views are unsoiled.

The Residence:

Spacious floorplan as follows:

Dining Room with double door to gardens and living room, split level to kitchen area, timber ceiling, laminated timber flooring, solid fuel stove 6.5m x 2.86m

Kitchen, tiled flooring 3.2m x 2.86m

Backdoor & Hallway

Frontdoor with porch

Bathroom with bathtub 2m x 1.7m

Sitting room with laminated flooring, open fireplace with back boiler 3.7m x 3.3m

Master B/R 3.3m x 3.3m

Living Room with marble electric fireplace, laminated flooring, double doors to dining room 3.5m x 3.3m

Bedroom No.2 3.4m x 3m

Bedroom No. 3 3m x 2.27m

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.

O.S.I. No. AU0024902

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL: 071-9163284/ 087-2500-974. FAX: 071-9163860. WEB SITE: <http://www.irishproperties.com>



Note Bedroom No.2 & 3 have connecting doors as well has access to living room and dining room respectively.

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Excellent decorative order throughout, ready to occupy.

Outhouses:

Fuel shed with carport, 3 unit livestock shed, and garden tunnel.

Grounds:

Circa 4.2 acres of landscaped grounds with some some mature trees

The Ponds:

A total of 3 ponds including 2 main ponds and feeder pond.

The 2 main ponds are stocked with Bream, Roach, Rudd, Tench and a few Trout. They are approx ½ and ¾ acre in size. The larger pond has a small island for natural duck habitat. The third pond is the feeder for the 2 main ponds. All are natural with any need for any chemical additions.

It is a real paradise for any angler wishing to attend to his hobby fulltime! There is good further development potential to offer fishing holidays etc.

Price Guide: €285.000

Viewing strictly by appointment with sole selling agents

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