



**For Sale By Private Treaty**

**Thatched Cottage on approximately 1 acre.  
Turloughmore, The Neale, Co. Mayo.**



**A rare opportunity to acquire a Traditional Thatched Cottage  
in the much sought after Neale/Cong area.**

**Location**

- 2.5 km (1.5 miles) – The Neale
- 5 km (3 miles) - Cong
- 5 km (3 miles) – Kilmaine.

**Description**

- 3 bedroom old style thatched cottage in need of refurbishment on a beautiful site standing on approximately 1 Acre.
- Excellent opportunity for Developer/Builder.
- The roof is in very good condition as it was re-thatched in 2002.
- The property has a fully operational Stanley range in the living area.
- The cottage is in need of refurbishment and repair.
- Two-storey cut stone outbuildings in good repair.
- Services include water and a septic tank.



Sitting room/Lounge



Bedroom



Back



Hall



Bedroom



Bedroom



Entrance Hall



Shed



Bathroom



Kitchen



Shed

### Accommodation

All measurements quoted in metres and are approximations

Entrance Hall	1.54	x	2.69
Sitting Room/Lounge	4.04	x	4.28
Kitchen	1.73	x	3.28
Bathroom	1.42	x	4.82
Bedroom 1	2.49	x	4.01
Bedroom 2	1.91	x	5.98
Bedroom 3	2.08	x	4.02

### Directions

From The Neale, proceed past The Neale N.S. for approximately 1.5 miles until a new house is visible on a corner site just after left turn. Take the left turn proceed for approximately 0.5 mile and the property is visible on your R.H.S.

From Kilmaine Village, heading towards Ballinrobe take a left turn in the Village down past the church approximately 2/2.5 miles on the R.H.S. a new house is visible being built on a corner site, take the right turn just on the corner. Proceed for approximately 0.5 mile and the property is visible on your R.H.S.

### Viewing

Strictly by appointment with sole auctioneers Dermody Auctioneers, Valuers and Estate Agents.

Negotiator - Ian Dermody (093) 52655

**Minimum Advised Value - €100,000**

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.

**Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.**

**Tel: (093) 52655**

**Fax: (093) 52652**

**Ian Mob: (087) 2446641**

**Pat Mob: (087) 2511269**

**Email: [ian@dermody.ie](mailto:ian@dermody.ie)**

**Web: [www.dermody.ie](http://www.dermody.ie)**