

Cloonagashel,
Ballymote,
Co. Sligo
F56P461
(For Sale by Private Treaty)




New to the market this charming four bedroom detached bungalow that sits on a circa 0.66 acre site with panoramic views of the surrounding countryside. The property has benefited from several upgrades throughout the years including, windows, doors, wet room, upgraded insulation etc. Current accommodation comprises of entrance hall, spacious sitting room, kitchen, dining area, utility, four double bedrooms with two up and two down, sunroom, downstairs wet room and upstairs shower room. To the front of the property is a spacious tarmac driveway, mature lawns to the front and rear of the property are immaculately maintained. There is also an attached 220 sqft garage that could be converted into this home together with a separate 150sqft detached garage. This property is situated in an excellent elevated location and is within easy commute of Ballymote town amenities and facilities including shops, pharmacies, primary health centre, schools, train station and bus stop. This property is approx. 1.5km off the new N4 and is an ideal commuter location for Sligo, Boyle or Carrick on Shannon. Full details and viewings strictly by request.

Price Region: €310,000.00

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 The Rock,
Lord Edward Street,
Ballymote, Co Sligo F56TF70
V.A.T. No: 3662843DH

Internal Measurements and Specifications:

Kitchen dining room: 4.6m x 5.3m

Spacious kitchen with built in units and tiled flooring together with access to the living room and sun room.



Sunroom: 5.3m x 4.1m

Bright and spacious room with tiled flooring, and French doors leading to a paved patio area with water feature.



Sitting room: 4.7m x 4.8m

With solid timber flooring and gas fireplace.



Living Room: 5.0m x 2.8m

Situated just off the kitchen, with solid timber flooring and stove with back boiler.



Utility room: 5.5m x 1.6m

Situated just off the kitchen with built in units, tiled flooring.



Downstairs Wetroom: 3.1m x 2.8m

Fully tiled floor to ceiling, together with wash Hand basin, Wc, and spacious shower uni



All sizes and dimensions are approximate and do not form any part of Contract for Sale.

Master Bedroom (upstairs): 3.6m x 4.7m

Spacious double room, with solid timber flooring
Vanity unit and built in wardrobes.

Bedroom 2: (upstairs): 4.9m x 4.1m

Double room with solid timber flooring, vanity
unit and built in storage.



Bedroom 3 (Downstairs): 3.2m x 3.9m

Spacious double room, with timber flooring,
vanity unit and large built in wardrobe.



Bedroom 4 (Downstairs): 4.7m x 2.8m

Double room with timber flooring and dual aspect
Windows.



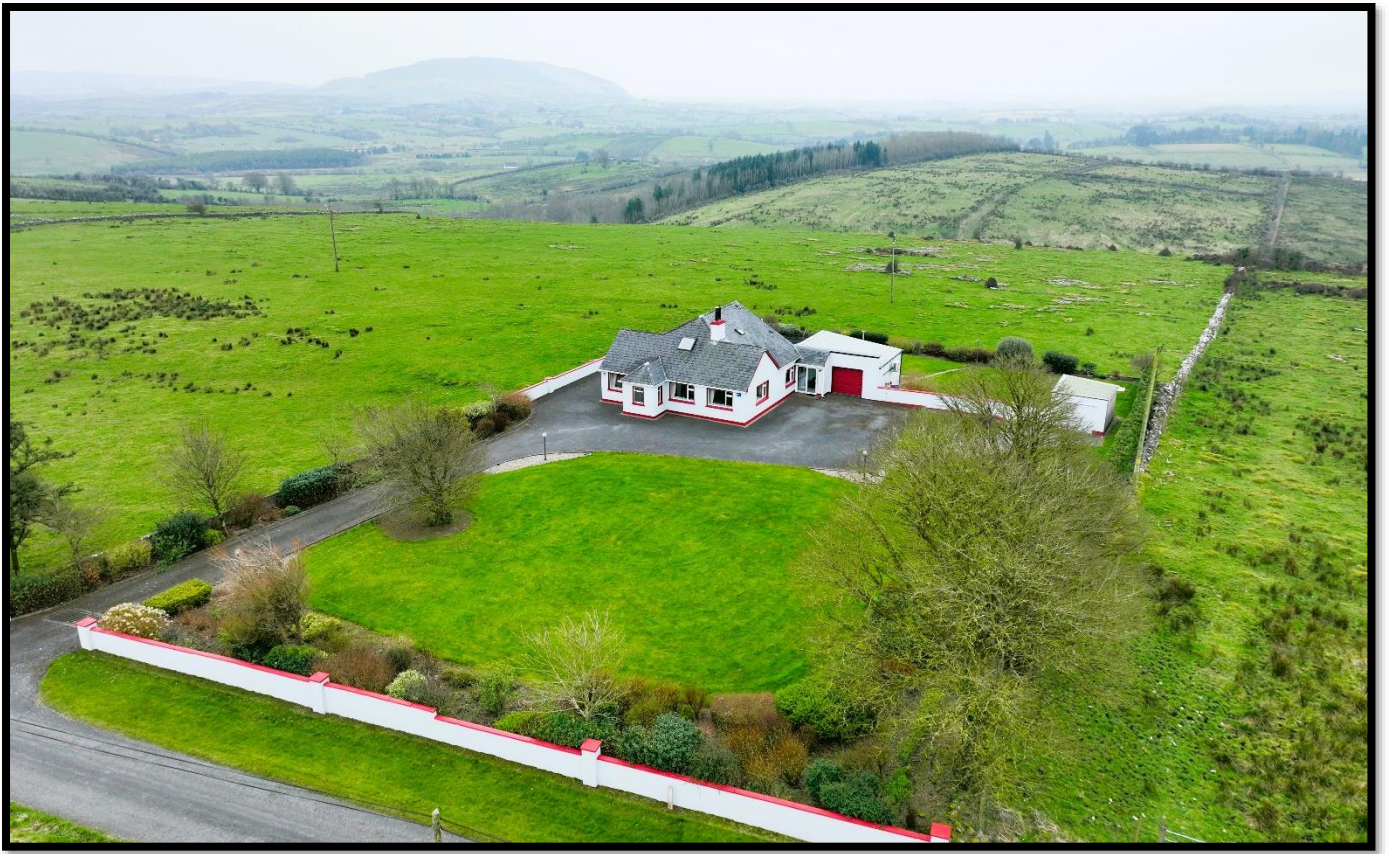
Upstairs shower room: 3.1m x 2.8m

With mains fed shower, wc and wash hand
basin.



Hotpress downstairs: 2.0m x 2.7m

Walk in hotpress with shelving and storage space.



Features Include:

Mains water & Septic tank on site.

Spacious elevated site C. 0.66 of an acre.

Attached garage that measures: 4.0m x 5.3m

Turn key property.

Oil fired central heating & Stove with back boiler.

Paved patio area with water feature.

Detached garage: 4.7m x 3.1m.

Excellent location close to the N4 & N17.



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