

**3 Temple Manor,
Ballinacarrow,
Co. Sligo.
F56 FX36**

(For Sale by Private Treaty)




This spacious detached four bedroom home comes to the market in showhouse condition. The property offers modern and comfortable living throughout and is ready to occupy. Accommodation comprises of spacious and bright entrance hall, front to back open plan kitchen and dining area, sitting room with solid fuel stove, utility room, four bedrooms, two of which are ensuite, bathroom and downstairs wc. Externally there is ample off street parking with pedestrian and vehicular access to the rear garden which has the benefit of a patio, maintenance free outdoor area and raised beds. Additionally, there is a large cladded garage together with a garden shed. Temple Manor is a small quiet development on the edge of Ballinacarrow village and is within a fifteen minute commute of Sligo. This is a must view property.

Price Region: €265,000.00

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

Internal Measurements and Specifications:

Entrance Hall: 3.74m x 2.66m

With timber effect tiled flooring and carpeted stairs

Sitting room: 6.81m x 3.32m

Bright sitting room with solid fuel open fireplace and carpet floor covering with patio doors leading to the garden.



Kitchen: 7.19m x 3.33m

Recently fitted modern kitchen with integrated appliances breakfast bar, tiled splashback and timber effect tiled flooring.



Dining area to the front of the property with bay window overlooking the green.



Utility 2.94m x 1.79m

With fitted kitchen units for additional storage and plumbed for washer and dryer.



WC: 1.26m x 1.89m

Fully tiled with wash hand basin and wc.



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

Master Bedroom: 4.11m x 3.34m

Spacious master bedroom with carpet flooring.

Ensuite: 2m x 1.20m

Fully tiled ensuite with corner electric shower, wash hand basin and wc.



Bedroom 2: 2.16m x 1.20m

Double bedroom with carpet flooring and ensuite.



Ensuite: 2.16m x 1.20m

Fully tiled with electric shower, wash hand basin and wc.



Bedroom 3: 3.35m x 1.89 m

Single bedroom with wooden flooring and built in slide wardrobe.



Bedroom 4: 3.33 x 2.73

Double bedroom with wooden flooring.



Bathroom: 2: 2.62m x 1.86m

Fully tiled bathroom with bath and overhead shower, wash hand basin and wc.

Landing: 4.81m x 2.80m

With carpet flooring.



Cladded Garage: 3.90m x 5.90m

Vehicular access from the driveway with roller door and side pedestrian access

Garden shed: 3.20m x 2.47m



Additional Information:

Excellent location within a fifteen minute' drive of Sligo.

Double glazed windows and doors.

Patio area and maintenance free garden with raised beds.

Oil fired central heating.

New condenser boiler fitted November 2023.

Tarmac driveway with ample parking.

Excellent broadband available.

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