



**5 Grattan Court,
Ballymote,
Co. Sligo.
F56 W180
(For Sale by Private Treaty)**




The 1,000 sq ft semi detached residence comes on the market in excellent condition and is being sold as seen with contents, fixtures and fittings. The property was constructed circa 2006 and is a part of a small quiet development on the edge of Ballymote Town. Accommodation comprises of entrance hall, sitting room with solid fuel open fire place, kitchen with dining area and patio doors to the garden, three bedrooms, master of which is en-suite, bathroom and wc. Externally there is parking for two cars, there is gated pedestrian access to the rear garden which is generous in size and has a paved patio area and garden shed.

Price Region: €162,500.00

Office: 071-9189224
Eamon: 087-6803660
Matthew: 087-6853201

 info@emscanlon.ie

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

Internal Measurements and Specifications:

Entrance Hallway: 16 ft 6" x 6 ft 9"

With timber flooring.

Kitchen with Dining area: 15 ft 6" x 10ft 3"

Tiled flooring and splashback, built in kitchen units
Appliances included in sale.



Sitting Room: 17ft 4" x 9ft 6"

Spacious room with solid fuel open fireplace and
timber flooring.



Ensuite: 8' x 3'

With mains shower unit, toilet and wash hand basin.



Dining area:

Tiled flooring and sliding door to rear garden.



Bedroom 1: 13ft 3" x 10ft

Double room with timber carpet flooring and
built in wardrobe.



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

Bedroom 2: 12' x 7'8"

Double room with carpet flooring.

Bedroom 3: 8'6" x 8'3"

Single room with carpet flooring.



Downstairs Wc: 3ft 5 x 5ft



Bathroom: 7'3"x 5'8"

Tiled bathroom with bath, wc & wash hand basin.



Back Garden:



Features Include:

- Mains water and sewer.
- Car Parking.
- Enclosed rear garden.
- Contents fixtures and fittings included in the sale.
- Mains fed showers in the bathroom and ensuite.
- Within walking distance of all town amenities.
- Garden Shed.

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