

**Dowrea,  
Ballygawley,  
Co. Sligo.  
F91 YY91**

**(For Sale by Private Treaty)**




New to the market this detached two bedroom cottage sits on a generous circa 2.7 acre site located within a short five minute drive of Ballygawley and within a ten minute drive of Sligo. Current Accommodation comprises of entrance porch, kitchen with dining area, sun room, sitting room with solid fuel open fireplace, Two bedrooms and bathroom. Externally there is ample off street parking and a detached garage adjacent to the property together with two separate fields. Full details and viewings on request.

**Price Region: €159,000.00**

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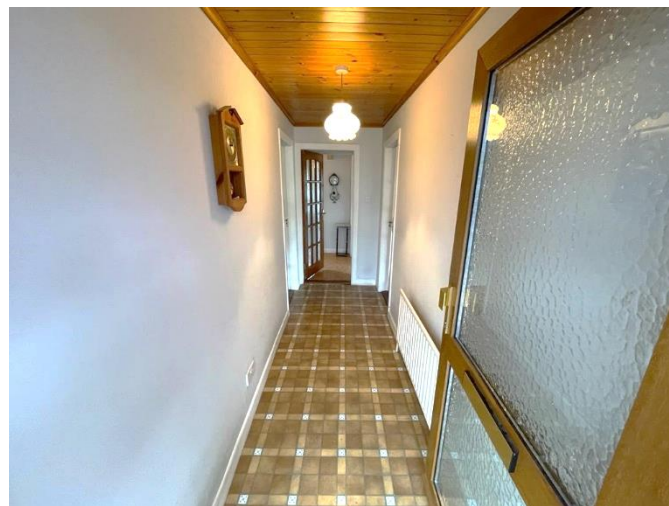
## Internal Measurements and Specifications:

### Entrance hall: 3.8m x 1.2m

Spacious hallway with lino flooring.

### Sitting room: 3m x 4.2m

Bright and spacious living area with lino flooring and solid fuel fireplace.



### Kitchen dining: 3.6m x 4.4m

Bright and spacious kitchen area with tiled flooring.



### Sunroom: 2.9m x 3.9m



### Front bedroom: 2.7m x 3.1m

Spacious double bedroom with laminated flooring.



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



**Back bedroom: 4.4m x 2.1m**

Spacious double bedroom with laminated flooring.

**Bathroom: 2.1m x 1.8m**

With wash hand basin, wc, bath with laminated flooring.



**Detached Garage: 3.6m x 5.2m**

**Additional Information:**

- ◆ Electric Connected.
- ◆ Mains water.
- ◆ Septic tank on site.
- ◆ Circa 2.7 acre site both sides of the road
- ◆ Pvc windows & doors.
- ◆ Oil fired central heating & solid fuel range.

