

Rooghan,  
Sooley,  
Co. Sligo.  
F52 TF66

(For Sale by Private Treaty)




Excellent opportunity to acquire this circa 16.53 acre residential holding located along the R284 and within a short commute of Riverstown and Ballygawley. Contained in one lot but divided by the road this farmland is of good quality grazing lands and meadow ground. The farmyard has a two-bay slatted shed with lean too, two bay hay shed and associated farm outbuildings and handling facilities. The residence is presented in good order throughout and comprises of entrance hall, kitchen with dining area, living room, three bedrooms and bathroom. There is the possibility of an attic conversion which would accommodate a fourth bedroom. Seldom a residential holding like this come to the market, early viewings strongly advised.

**Price Region: €289,000.00**

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



## Internal Measurements and Specifications:

**Entrance hall: 2.1m x 1.2m**

**Kitchen with dining area: 3.6m x 3.6m**

Cream country fitted kitchen together with solid fuel stove and tiled flooring.

**Sitting room: 4.1m x 4.5m**

Spacious room with solid fuel stove and laminate timber flooring.



**Bedroom 1: 4.3m x 3.8m**

Double room with carpet flooring.



**Bedroom 2: 3.8m x 3.1m**

Double room with built in wardrobes and lino floor covering.



**Bedroom 3: 2.4m x 3.4m**

Single room with timber laminate flooring.



**Bathroom: 1.5m x 2.0m**

With wash hand basin, wc and shower.

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



## External Pictures:



## Additional Information:

- ◆ Stone outhouse 3.8m x 9m with electric.
- ◆ 2 Bay slatted shed.
- ◆ Cow house.
- ◆ Electric connected.
- ◆ 2 Bay dry shed 3.4 x 8m
- ◆ 2 Bay hay shed.
- ◆ Mains water and septic tank on site.

## Land Registry Map:

