

Gleann,
Soeey,
Co. Sligo.
F52 AE98

(For Sale by Private Treaty)




This property is located along the R284 and is within a short commute of Sligo and Carrick on Shannon. On the doorstep are many community facilities and there is a local preschool, national and secondary schools. The property is set on an elevated mature site in the heart of the countryside. Lough Bo and Lough Nassoll which are excellent fishing lakes are also within five minutes of this property. Current accommodation comprises of entrance hall, spacious and bright kitchen with dining area, sitting room with solid fuel insert stove, three double bedrooms master of which is ensuite, and large bathroom. Externally there is a detached garage and the entrance to the property is gated and stone walled with a gravel driveway.

Price Region: €297,500.00

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

Internal Measurements and Specifications:

Entrance Hallway: 6 ft x 7 ft

Bright and spacious with tiled flooring.

Kitchen with dining area: 20ft x 13ft

Solid timber fitted kitchen, appliances are included in sale, ceramic tiled flooring and red brick featured splashbacks. Dining area offers access to rear garden.



Master bedroom: 15ft x 11ft 3

Double room with timber flooring and built in wardrobes.



Sitting room: 13ft 8 x 14ft 6

To the front of the property this room has dual aspect windows, timber flooring and solid fuel insert stove.



Ensuite 8ft x 6ft:

Fully tiled floor to ceiling with whb, wc and shower.

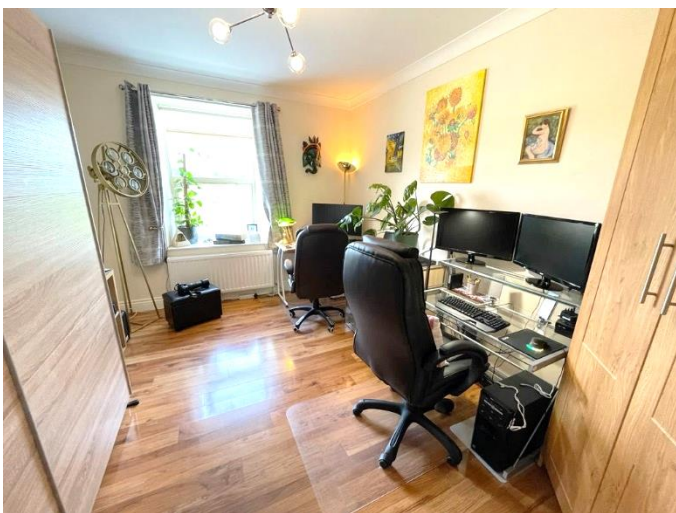


Bedroom 2: 14ft x 10ft

Double room with timber flooring and built in wardrobe.

Bedroom 3: 10ft x 15ft

Double room with timber flooring with built in shelved hot press.



Bathroom: 14ft x 8ft

Large bathroom fully tiled from floor to ceiling with jacuzzi bath, 900mm quad shower surround, wc, whb, mirrored storage unit and floating shelf.



Hallway: 40ft x 4 ft 7

With timber flooring and access to all rooms.

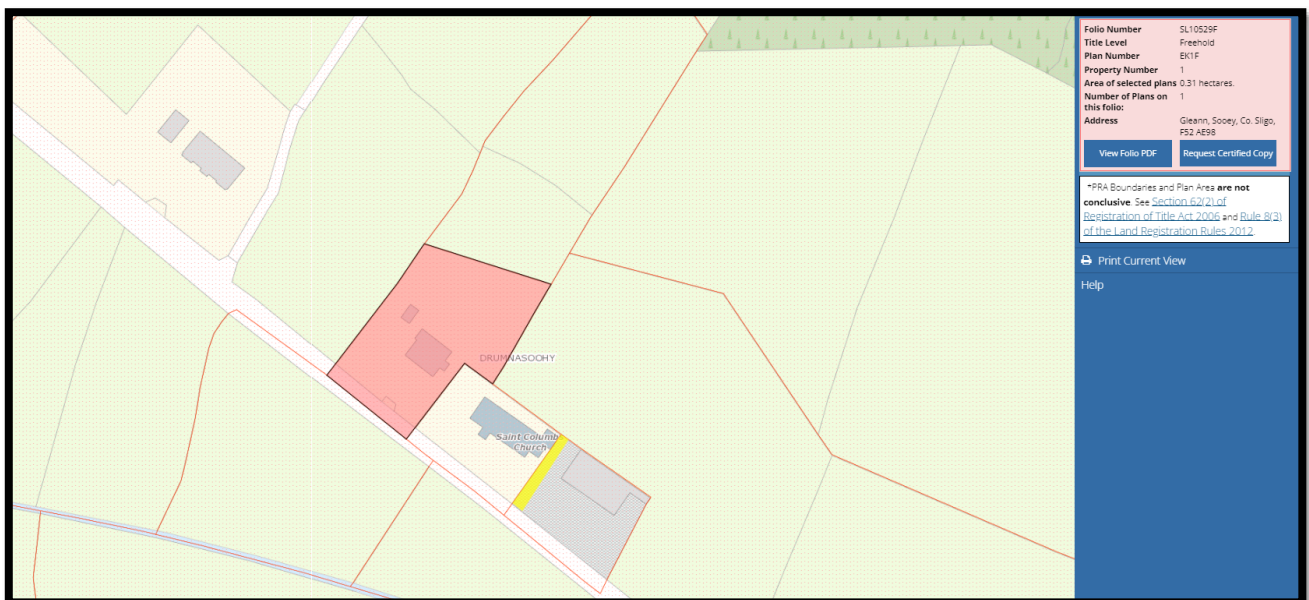


Detached Garage:

With both roller and pedestrian access, ample socket points, fully plastered and attic storage.

Additional information:

- Oil fired central heating and solid fuel stove.
- Triple glazed windows and composite doors.
- Detached garage with power.
- Large elevated circa .76 acre site.
- Bus link travelling to Sligo three times daily.
- All schools and playgrounds close by.
- Geevagh Highwood Group Water Scheme.
- Septic tank on site.
- Streetlights outside the property
- Walled and gated access.



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