



Cloonshanbally,  
Culfadda,  
Ballymote,  
Co. Sligo.  
F56 R256.




Ready to move into this stylish modern fully furnished four-bedroom detached bungalow is situated in the heart of Culfadda Village and set on a generous site. The property has been wonderfully maintained and comprises of kitchen with dining area, sitting room with solid fuel stove, four double bedrooms, master ensuite, bathroom, utility and wc. There is ample car parking spaces to the front of the property and well maintained gardens to the rear together with a large garden shed. This is an ideal starter or retirement property and one not to miss out on at this very realistic price.

**Price Region: €200,000.00**

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



## Internal Measurements and Specifications:

### Entrance hall: 4.5m x 2.1m

Spacious entrance hall with wooden flooring.

### Sitting room: 4.4m x 3.8m

With wooden flooring and solid fuel stove.



### Utility room 2.6m x 2.1m

With tiled flooring, kitchen units and plumbed for washing machine.



### Kitchen: 4.0m x 5.7m

With wooden flooring, built-in kitchen units and spacious dining area.



### Bedroom 1: 3.3m x 3.3m

Double bedroom with wooden flooring and built in fitted wardrobe.



**En-suite: 1.3m x 2.1m**

With wash hand basin, wc, and shower.

**Bedroom 2: 3.2m x 3.2m**

Double bedroom with wooden flooring and built in wardrobe.



**Bedroom 3: 3.2m x 3.6m**

Double bedroom with wooden flooring.

**Bedroom 4: 3.2m x 2.7m**

Double bedroom with wooden flooring.

**Bathroom: 3.4m x 2.0m**

With wash hand basin, wc, and shower.



**Wc 1.0m x 2.7m**

Tiled floor and plumbed for wc and hand basin.



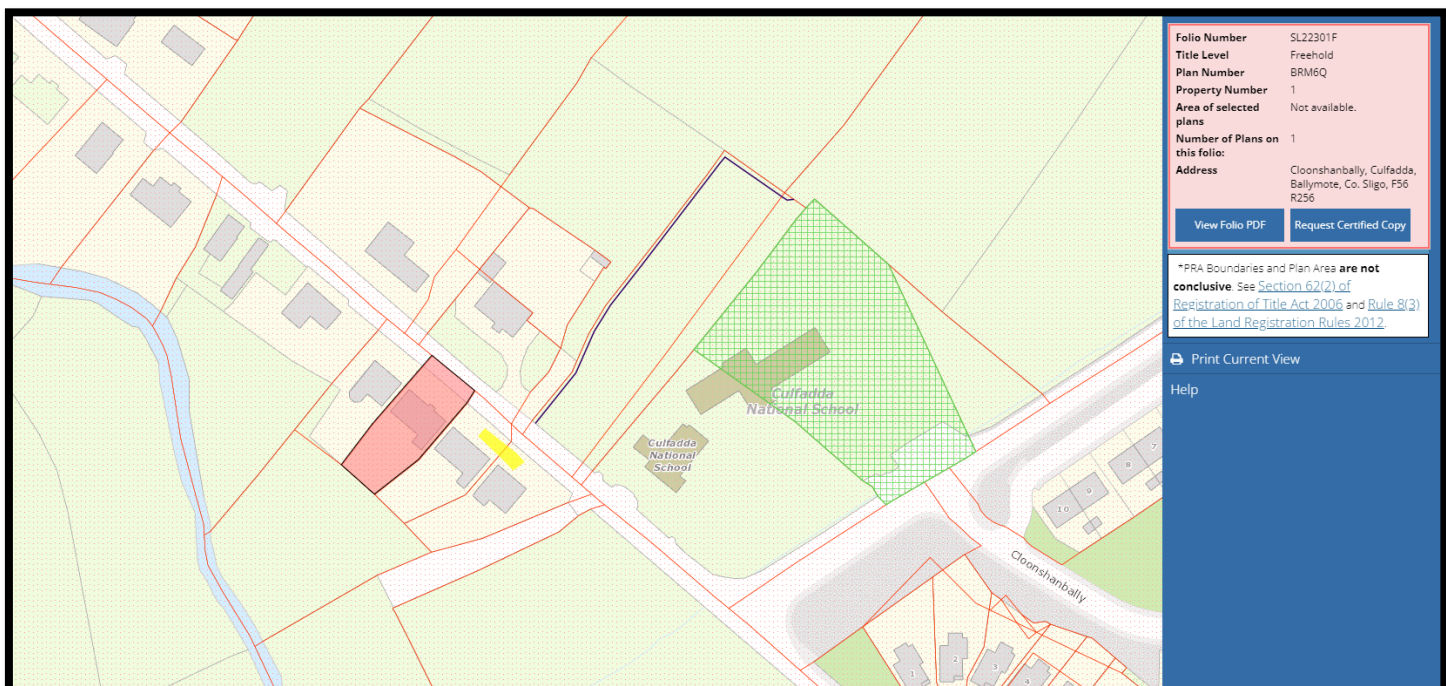
## Back Garden:



## Additional Information:

- Mains Sewer
- Culfadda Group Water Scheme
- Oil fired central heating
- Fully enclosed rear garden with garden shed
- Driveway with parking up to four cars.
- High speed fibre broadband available.
- Before & afterschool club available in the village.
- National school 250metres from property.
- Along secondary school bus route.

## Site Map:



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