

**Brookeen,
Keenaghan,
Ballymote,
Co. Sligo
F56 K840**

(For Sale by Private Treaty)




Charming three bedroom detached bungalow that comes to the market in excellent condition having been recently modernised with a contemporary finish. The property has benefited from several upgrades including, windows, doors, wet room, thermal board insulation. Current accommodation comprises of entrance hall, sitting room, kitchen, dining area, three double bedrooms and a wet room. To the front of the property is a spacious gated tarmac driveway that can accommodate up to six vehicles. Lawns to the front and rear of the property are immaculately maintained. There is also an attached 200 sq. ft garage that could be converted into this home. This property is in an excellent residential location and is within easy access of all town amenities and facilities including shops, pharmacies, primary health centre, schools, shops, train station and bus stop. Ballymote is just off the N4 and N17 and is an ideal commuter location for Sligo, Boyle, Carrick on Shannon, Charlestown or Castlebar.

Price Region: €279,000.00

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Internal Measurements and Specifications:

Entrance hall: 1.4m x 5m

Bright and spacious entrance hall with timber flooring.

Sitting room: 3.7m x 4.1m

Bright, spacious living area with timber flooring.



Dining area: 6.3m x 3.3m

Formal dining area with timber flooring.



Kitchen: 3.8m x 2.5m

With built in kitchen and larder units, with timber flooring and access to rear garden.



Master bedroom: 3.5m x 4.2m

Double bedroom with timber flooring and built in wardrobes.



All sizes and dimensions are

Bedroom 2: 3.5m x 3m

Double bedroom with timber flooring together with built in sliderobes.



Bedroom 3: 3.1m x 3.1m

Double bedroom with wooden flooring and built in wardrobe.



Wet room: 2.2m x 2.8m

Recently upgraded and modernised tiled wet room with new vanity unit, wc, and large walk in shower.



Attached garage 6.6m x 3.0m

Measuring approx. 200 sq ft and this would make a fantastic addition to the residence, if converted.

Detached garage: 3.7m x 3.3m

Measuring approx. 120sq ft and ideal for storage etc.

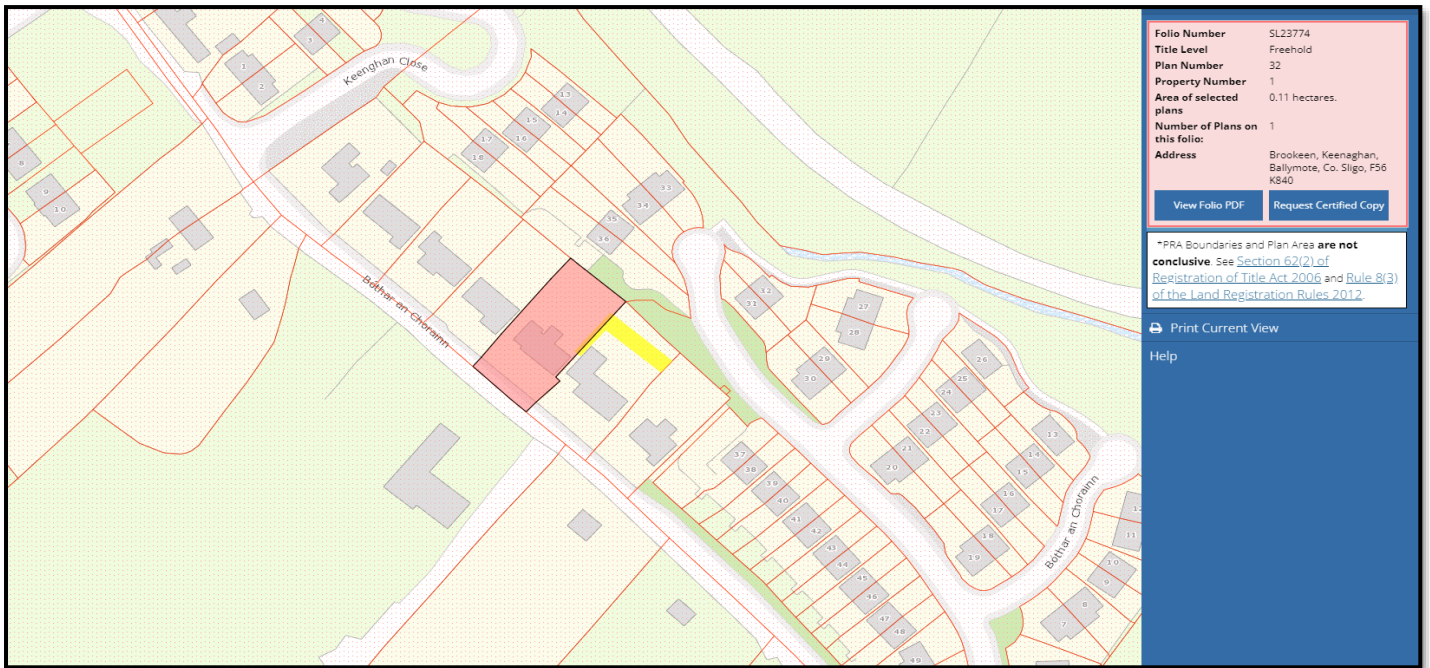
Cosy terrace just off the kitchen.



Elevated paved patio entertaining area to the rear with steps leading to the garden.

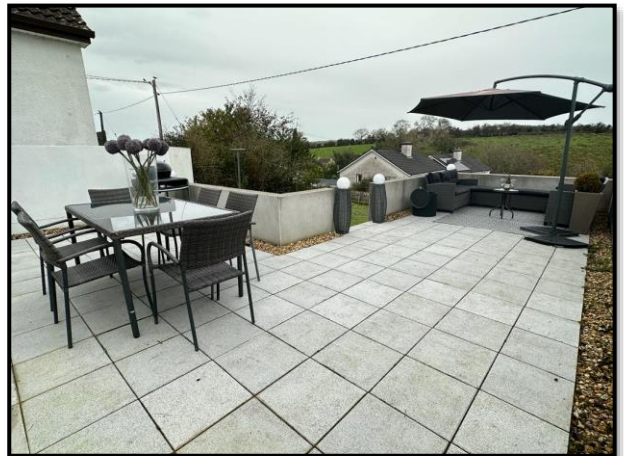


Land Registry Map:



Additional Information:

- New external door and windows fitted to the front of the property in 2023.
- Oil fired central heating.
- Attached garage - could be converted into the residence.
- Spacious site with large patio area.
- Detached garage.
- Mains water.
- Mains sewer.
- Fitted kitchen.
- Recently installed wet room.



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