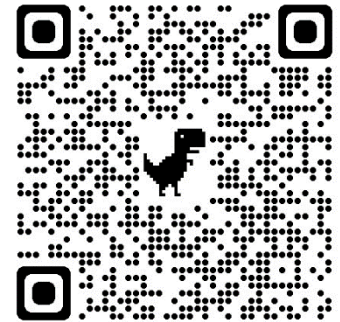


Ardkeeran,  
Riverstown,  
Co. Sligo.  
F52 TE81

(For Sale by Private Treaty)




This property will be as charming on the inside as outside after some much needed works. At the centre of Riverstown village this traditional style cottage is set on circa .10 of an acre. The cottage has two bedrooms, sitting room, kitchen with dining area and w.c. The gateway to the side of the property allows access to the garden which also require works and once complete will complement the cottage. Electricity and water, which is a mains supply, were previously connected. This property would qualify for the [Vacant Property Refurbishment Grant](#) & [SEAI Home Grant](#) subject to terms and conditions.

**Price Region: €50,000.00**

Office: 071-9189224  
Eamon: 087-6803660  
Matthew: 087-6853201

 [info@emscanlon.ie](mailto:info@emscanlon.ie)

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

## Internal Measurements and Specifications:

Entrance hall: 1.4m x 3.7m

Kitchen: 2.4m x 3.5m



Bedroom 1: 2.2m x 3.5m



Bedroom 2: 2.4m x 3.0m



Bathroom: 2.0 x 1.9



## Additional Information:

- Located in the centre of the village near all amenities and services.
- Public transport available.
- Broadband available.
- Mains sewer connection.
- Eligible for Vacant property refurbishment grant.

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