

**Ardvarney,
Riverstown,
Co. Sligo.
F52 V342**
(For Sale by Private Treaty)




On the outskirts of Rivertown village, this spacious detached property sits on a generous circa one acre site and has dual vehicular access with a large driveway and a detached garage. This property is presented in very good condition and is an ideal family home. Current accommodation comprises of sitting room, kitchen, dining room, sunroom, two ground floor bedrooms, master of which is ensuite and bathroom, while the first floor accommodates a large double bedroom and bathroom. There is ample parking with this property and the gardens encompass the dwellinghouse. The garage is approximately 400sq ft and has a power supply. This is a must view property and viewings strongly advised.

Price Region: €195,000.00

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

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Internal Measurements and Specifications:

Sitting room 6.76m x 5.60m

Spacious living area with carpet flooring and solid fuel open fireplace.

Kitchen 5.96m x 2.68m

Bright kitchen area with wooden flooring and storage area with sliding door.



Dining 5.96m x 2.94m

Bright and spacious dining area with carpet flooring.



Downstairs bedroom 1: 3.64m x 3.50m

Double bedroom with carpet flooring.



Downstairs bedroom 2: 3.70m x 3.21m

Double bedroom with carpet flooring with ensuite.



Bathroom :1.97m x 2.60m

With tiled flooring, bath, wash hand basin and wc.

Sunroom: 6.69m x 2.61m

With tiled flooring.



Upstairs bedroom 5.95m x 3.87m

Double bedroom with carpet flooring.



Upstairs bathroom 5.95m x 1.80m

With carpet flooring, bath, shower, wash hand basin and wc.



Garage: 7.18m x 5.67m

Upstairs Landing: 3.8m x 1.6m

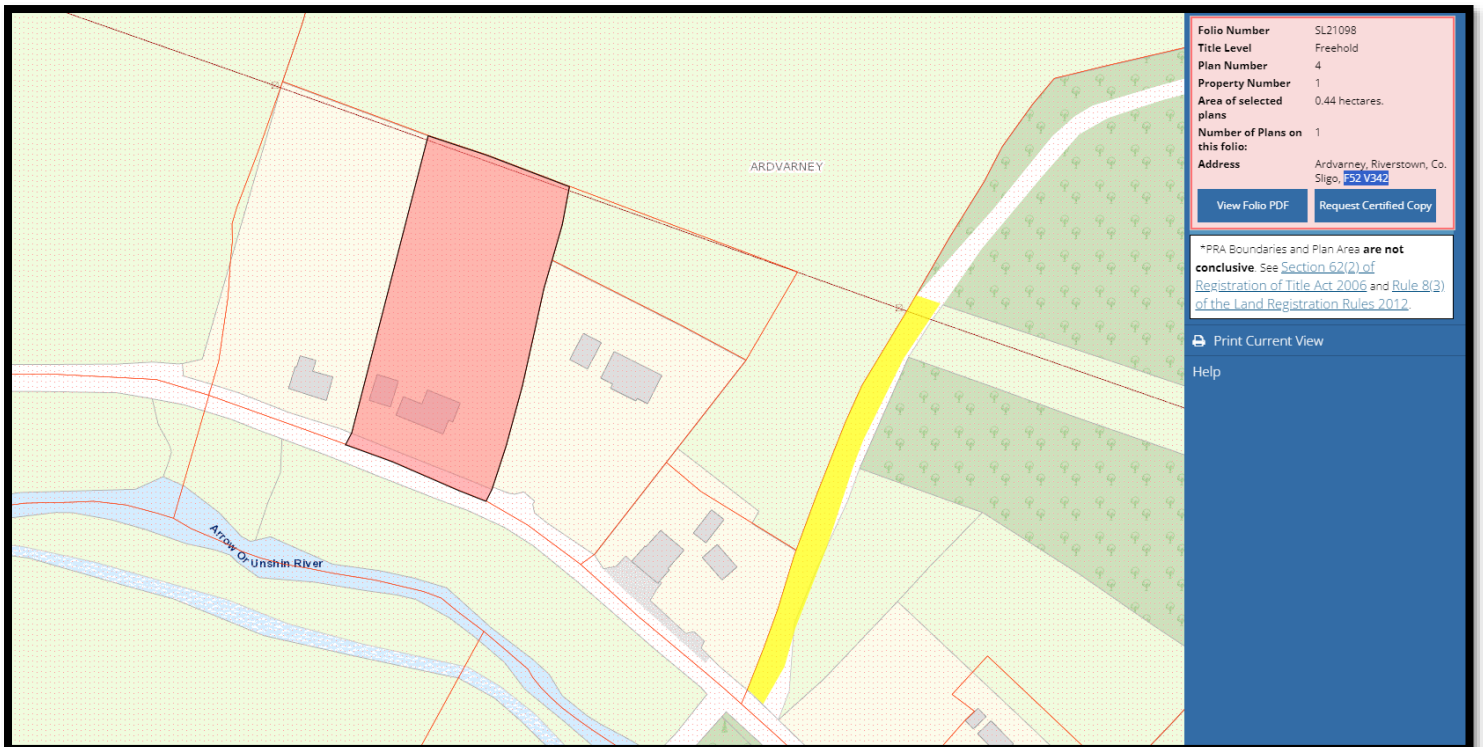
Additional Information:

- Scenic location
- Close to Rivertown village and it's services and amenities.
- Septic tank on site.
- Lough Arrow water supply.
- Detached garage with power supply.
- Power Connected.

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



Land Registry Map:



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