

Rathgran,
Coolaney,
Co. Sligo.
F56 AH99



(For Sale by Private Treaty)




In need of total refurbishment and modernisation this detached traditional style two story property is set on a compact but mature site. Constructed circa late 1890s this stone built property retains some of its original features. Current accommodation comprises of kitchen with dining area, sitting room, scullery, ground floor bathroom with three bedrooms on the first floor. Externally there is ample off street parking together with a detached timber and cladded shed. Electricity is currently connected, and the property has a mains water supply. The property is located approximately three miles off the N17 and is within two miles of Coolaney village. This property would qualify for the [Vacant Property Refurbishment Grant](#) & [SEAI Home Grant](#) subject to terms and conditions. Full details and viewings by request.

Price Region: €75,000.00

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

Internal Measurements and Specifications:

Entrance hallway: 1.5m x 2.9m

Sitting room: 3.9m x 4.3m



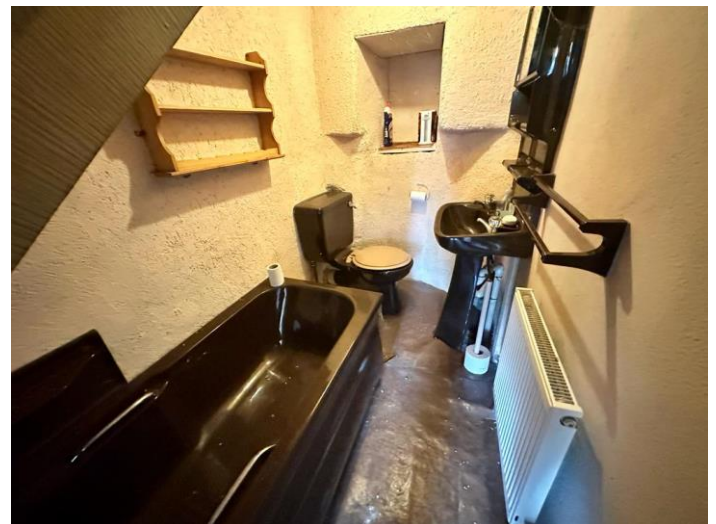
Kitchen with dining area: 3.4m x 4.3m



Scullery: 3.3m x 2.2m



Downstairs bathroom: 2.9m x 1.3m



Landing: 4.2m x 1.3m



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

Bedroom 1: 4.5m x 3.8m

Bedroom 2: 2.6m x 3.7m



Bedroom 3: 1.9m x 3.9m

Additional Information:

- Traditional style two storey residence.
- Original Blue Bangor slate roof.
- Many original features remain intact.
- Solid fuel heating system.
- Mains water supply.
- Electricity connected.
- Septic tank on adjoining property.
- Planning permission granted for inserting a septic tank within the site boundary.
- This property would qualify for the [Vacant Property Refurbishment Grant](#) & [SEAI Home Grant](#) subject to terms and conditions.



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