

**Ardkeeran,  
Killavil,  
Ballymote,  
Co. Sligo.  
F56 XR74  
(For Sale by Private Treaty)**



This detached cottage sits on a private circa 2.84 acres. The dwelling has been vacant for some time and does require refurbishment works however it would make an ideal fixer upper. Current accommodation comprises of entrance porch, kitchen, dining and living area, bathroom, utility and two bedrooms. This property is surrounded by mature trees to the rear that offer excellent privacy. Located a four mile from Ballymote and Gurteen and within a twenty-minute drive of Sligo this property is an ideal home or a perfect holiday retreat.

**Price Region: €89,000.00**



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

**Internal measurements and specifications:**

Entrance Porch: 4ft x 4ft

Kitchen dining: 14ft x 14ft



Bedroom 1: 11ft x 13ft

Bedroom 2: 12ft x 7ft



Bathroom: 7ft x 7ft



Utility room: 4ft x 6ft

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



### Features Include:

Double glazed windows and doors.  
Oil fired central heating.  
Set on Circa 2.84 Acres of good quality land.

Septic Tank.

Mains water.

Located in a rural setting along  
a cul de sac.

### Directions:

From Ballymote take the Gurteen road (R293) for approx. three miles, take right turn sign posted Killavil for approx. ½ mile, take a right turn, this property is located on the left-hand side.

