

**Cloonlurg,  
Riverstown,  
Co. Sligo.  
F52 NN96**

**(For Sale by Private Treaty)**




Located in an excellent location this detached cottage sits on circa 8.37 acres and is nestled at the end of a cul de sac with spectacular views of the surrounding countryside and is an ideal opportunity to create a wonderful home or small agricultural holding. The house has not been occupied for some time and does require refurbishment and modernisation. This property is ideally located within one mile off the N4 and five minutes drive from Ballymote and a mere 10 mile from Sligo city centre.

**Price Region: €140,000.00**

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

[www.eamonscanlonproperties.ie](http://www.eamonscanlonproperties.ie)

## Internal Measurements and Specifications:

Hallway: 10m x 1m

Sitting Room: 2.6m x 5.4m



Living Room: 4.3m x 4.8m



Bedroom 2: 3.7m x 3.4m



Bedroom off Sitting Room: 3.3m x 2.2m



Kitchenette: 3.7m x 1.8m



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

Bedroom 3: 2.2m x 2.9m

Bathroom: 2.2m x 4m

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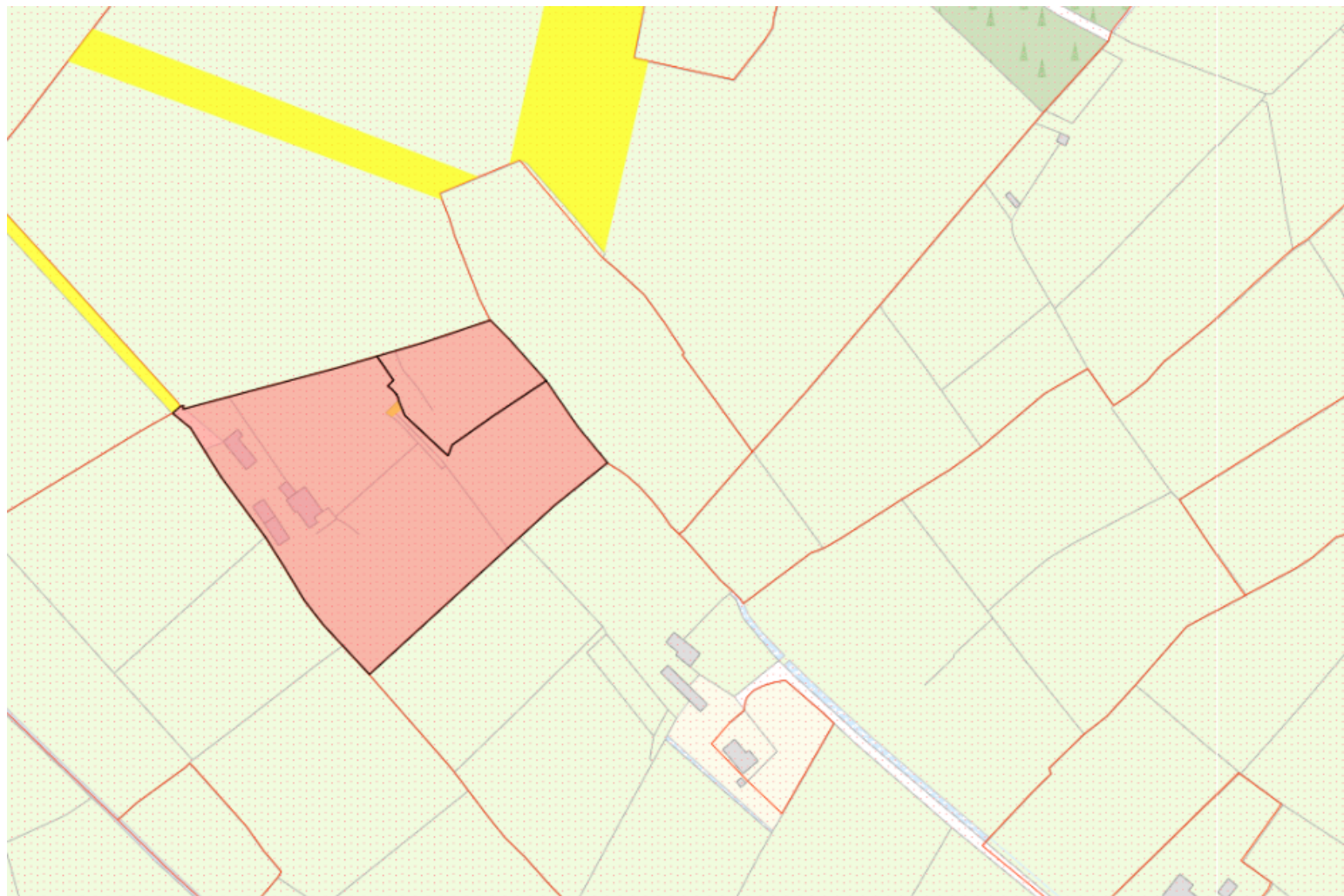
External buildings include:  
3 bay hay shed with concrete floor  
Old ruin of a cottage.



**Additional information:**

- Septic tank on site.
- Water on site.
- Electricity connected.
- Plumbed for oil fired central heating.

Map of the property:



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