

Owenbeg,
Cullens,
Easkey,
Co. Sligo.
F26 T889

(For Sale by Private Treaty)



Stone faced two story residence that sits on a generous site just off the Dromore West to Ballina road. Achieving an energy rating of B2 this property has been finished to a high standard throughout. Current accommodation comprises of ground floor entrance hall, kitchen dining room, spacious utility, living room with solid fuel stove and back boiler, sitting room with open fireplace, family room and en-suite bedroom. First floor four bedrooms two of which are en-suite and family bathroom, second floor comprises of a further two bedrooms that are unfinished. Viewing of this property is strictly by appointment. Full details on request.

Price Region: €295,000.00

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

Internal Measurements and Specifications:

Hallway: 9ft x 13ft

Spacious hallway with timber floors.

Kitchen Dining Room: 15ft 7 x 36ft 7

With fitted walnut kitchen together with built in appliances. Spacious dining area with timber flooring.



Living Room: 15ft'7 x 14ft

Spacious room with feature stone fireplace solid fuel stove and back boiler together with timber flooring.



Sitting Room: 15ft 4 x 21ft 6

Spacious room with timber flooring, solid fuel open fireplace together with french doors leading into another sitting room.



Sitting Room 2: 16ft x 15ft

Spacious room with timber flooring and French doors leading to garden currently used as a second kitchen.



Utility: 11ft 3 x 11ft 8

With built in kitchen and tiled flooring.



Ground floor Bedroom: 14ft x 15ft

Double room with tiled wet room.

FIRST FLOOR ACCOMMODATION:

Master Bedroom: 15ft 6 x 18ft 8

Spacious double room with timber flooring together with walk in wardrobe and fully tiled En-suite that measures 4ft 7 x 9ft 3.



Bedroom 2: 11ft 5 x 14ft 8

Large double room with timber flooring together with en-suite that measures 4ft 5 x 9ft.

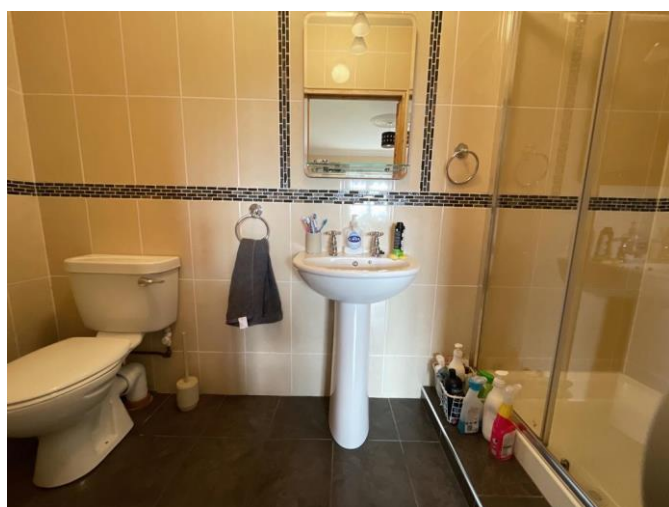


Bedroom 3: 14ft 5 x 14ft 6

Double room with timber flooring.

Bedroom 4: 14ft 7 x 14ft 7

Double room with laminate flooring.



Office/Bedroom: 11ft 3 x 8ft 7

Single room with timber flooring.



First floor landing.

Downstairs wc: 4ft' 6 x 7ft'6

All sizes and dimensions are app

SECOND FLOOR (UNFINISHED)

Bathroom: 10ft'8 x 10ft'8

Stairs leading to second floor accommodation which is unfinished.



Other Specifications:

- Large site.
- 10 minute drive to Easkey beach and 15 minutes drive to Enniscrone Beach
- Close to the Wild Atlantic Way route.
- Bio treatment septic tank on site.
- Lough Easkey Group Water supply.
- Solar Panels installed.