

Carnyara,  
Lavagh,  
Ballymote,  
Co. Sligo.  
F56 Y183

(For Sale by Private Treaty)




A piece of rural Ireland in a tranquil scenic location, this cottage is close to the Knock na Sí and the Ox mountains yet only one kilometre drive from the N17 (Tubbercurry/Sligo road) close to Lavagh and within a short commute of Achonry and Tubbercurry. Modernised and refurbished this cottage is well proportioned and has an adjoining garage that could easily be converted into additional living space. Externally there is a detached outhouse, mature gardens and ample parking. Current accommodation comprises of entrance porch, spacious dining area with solid fuel stove, sitting room, kitchen, two double bedrooms and bathroom. Full details and viewings on request.

**Price Region: €159,000.00**

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

## Internal Measurements and Specifications:

### Entrance porch: 1.5m x 2.6m

Bright entrance porch with tiled flooring.

### Living/ dining: 4m x 3.5m

Bright and spacious dining area with quarry tiled flooring and solid fuel stove.



### Sitting room: 3.9m x 3.5m

Bright and spacious sitting room with timber flooring and mezzanine.



### Kitchen: 3.2m x 3.5m

Country style cream fitted kitchen and tiled flooring.



### Bedroom 1: 3.5m x 2.8m

Spacious double bedroom with timber flooring.



### Bedroom 2: 2.7m x 3.6m

Bright and spacious double bedroom with solid timber flooring.



Measurements are approximate and do not form any part of Contract for Sale.

**Bathroom: 1.7m x 1.7m**

With wash hand basin, wc, and shower.



**Additional Information:**

Double glazed windows.

Oil fired central heating.

Adjoining garage measures 4.5m 7.6m

Stone outhouse measures 6.9m x 2.5m with fuel shed to the rear.

Solid fuel stove.

Property being sold unfurnished.

Storage area off garage 1m x 1.9m

**Site map & exterior photos.**

