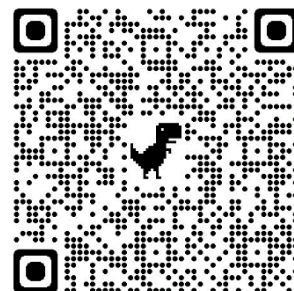


**25 Kingsfort Manor,
Ballintogher,
Co. Sligo.
F91 A8F7**

(For Sale by Private Treaty)




Presented in showhouse condition this ready to move into four bedroom semi-detached home is located in Ballintogher village. The property is in excellent decorative order and comprises of entrance hall, kitchen with dining area, sitting room, wc, utility, four bedrooms, master of which is ensuite and bathroom. Externally to the rear is a paved patio area together with a spacious garden and a shed which has a concrete floor and power. A bustling community, Ballintogher village has many amenities including national school, church, shop, pubs, playground etc. and is only a short drive to Sligo. An ideal family home, viewing highly recommended on this property.

Price Region: €210,000.00

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

Internal Measurements and Specifications:

Entrance hall: 2.2m x 5.3m

With wooden flooring.

Sitting room: 4.1m x 5.3m:

Spacious and bright sitting room with bay window, insert solid fuel stove.



Kitchen and dining area: 4.7m x 5.1m

Cream fitted country style kitchen with a vast amount of storage, hob and fan, porcelain splash back and floor tiles.



Dining area:

French doors leading paved patio and garden.



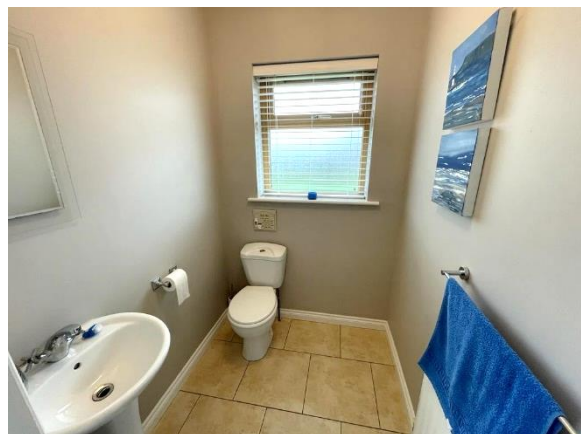
Utility: 1.6m x 2.6m

Plumbed for washer and drier.



Wc: 1.7m x 1.4m

Tiled flooring, hand wash basin and wc.



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

Master bedroom: 3.3m x 4.3m
Carpet flooring and built in wardrobe.

Ensuite: 1.4m x 2.6m:
Full tiled with shower, wash hand basin and wc.



Bedroom 2: 3.1m x 3.0m
Double room with carpet flooring.



Bedroom 3: 2.6m x 3.1m
Carpet flooring.



Bedroom 4: 2.6m x 2.8m
Carpet flooring.



Bathroom: 2.6m x 1.6m
With tiled flooring, bath, wash hand basin and wc.



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

Garden shed: 4.m x 3.0m

Concrete base, sliding entrance with electricity.

External images:



Additional Information:

- Spacious and bright family home close to all amenities.
- uPVC double glazing.
- Oil fired central heating.
- Mains water and sewer connection.
- Solid fuel insert stove.
- Tarmac driveway
- Close to all facilities, schools, shops, sports grounds, playgrounds etc.
- Within a short drive of Castle Dargan Hotel & Spa, Markree Castle, Slish Wood, Union Wood, Lough Gill and Sligo Way Walking Trail.

