

Ardrea,
Ballymote,
Co. Sligo
F56 R261

(For Sale by Private Treaty)




Well presented home, just one mile from Ballymote and nestled in heart of the countryside, this split level home comes to the market in ready to move in condition. Set on a generous .75 acre site this property boasts a mature garden with an array of shrubs, plants and flowers, speculator views of the countryside and easy commuter access to Ballymote and the N4 and N17. There is a paved patio and seating area to the rear of this home. Constructed circa 1990's this property is presented to a high standard throughout and comprises of sitting room, kitchen with dining area, utility, four bedrooms, master ensuite and bathroom.

Price Region: €280,000.00

Office: 071-9189224
Eamon: 087-6803660
Matthew: 087-6853201

 info@emscanlon.ie

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

www.eamonscanlonproperties.ie

Internal Measurements and Specifications:

Entrance hall: 1.6m x 4.9m

Spacious entrance hall with ceramic tiled flooring.

Sitting room: 4.9m x 3.7m

Bright and spacious with timber flooring and solid fuel open fuel fireplace.



Kitchen: 4.3m x 5m

Bright and spacious kitchen with ceramic tiled flooring.



Bedroom 1: 4.3m x 3.1m

Spacious double bedroom with timber flooring connected to ensuite.



En-suite: 3.1m x 1.3m

Tiled flooring with shower, wash hand basin and wc.



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

Bedroom 2: 4.5m 2.7m

Spacious double bedroom with timber flooring and Built in wardrobe.

Bedroom 3: 3.7m x 2.6m

Bright double bedroom with timber flooring and built in wardrobe.



Bathroom: 2.7m x 3.2

Spacious bathroom with bath, wash hand basin and wc.



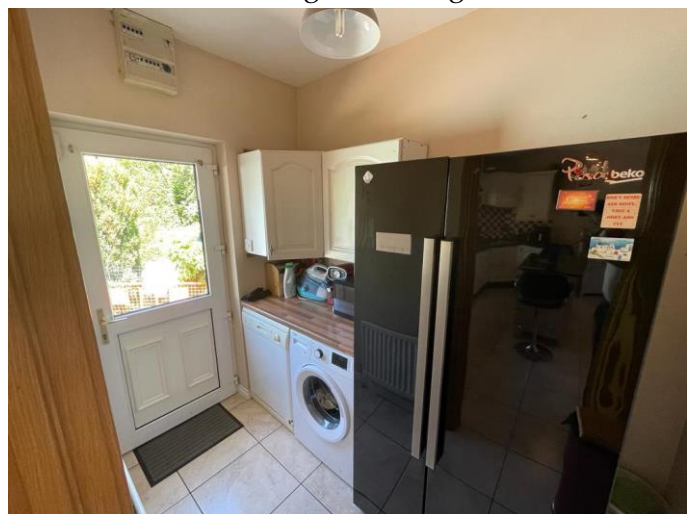
Bedroom 4: 3.8m x 2.4m

Single bedroom with timber flooring and built in wardrobe.



Utility: 1.6m x 2.6m

With tiled flooring and storage area.



Garden shed: 3.5: x 2.2m

Fuel Store: 3.2m x 1.3m



Additional Information:

- Septic tank on site.
- Group water scheme/ mains water supply.
- Elevated mature gardens with paved seating area.
- Monitored alarm installed.
- CCV TV security system installed.
- Oil fired central heating.