



Kilshalvy,  
Gurteen,  
Co. Sligo.  
F56 X025

(For Sale by Private Treaty)




New to the market, this spacious five bedroom bungalow with detached garage sits on a generous circa 0.66 acre site and is within one mile of Gurteen village. The property is presented in good order throughout and would certainly make an ideal home. Current accommodation comprises of entrance hall, spacious sitting room with solid fuel insert stove, kitchen with dining area, utility room, family bathroom and five bedrooms with master ensuite. Externally the property has a brick paved driveway with ample parking, mature lawns, a detached garage and fuel shed. Seldom properties come for sale in this area and this property is certainly one not to be missed. Full details and viewings strictly by appointment.

**Price Region: €249,000.00**

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

## Internal Measurements and Specifications:

### Entrance hall: 1.8m x 4.5m

Spacious hallway with tiled flooring.

### Livingroom: 4m x 3.2m

Living area with timber flooring and solid fuel insert stove.



### Kitchen dining: 3.3m x 8m

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



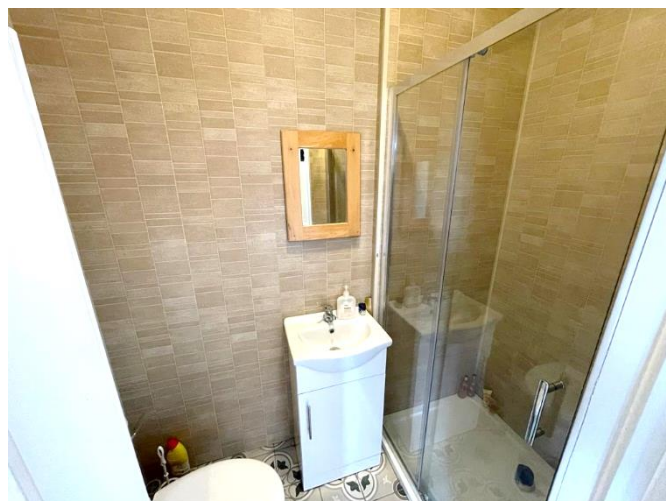
### Master bedroom: 3m x 4m

Bright and spacious double bedroom with built in wardrobe and laminated flooring.



### Ensuite: 2m x 2m

With wash hand basin, toilet and mains fed shower.



**Bedroom 2: 3.3m x 3.7m**

Spacious double bedroom with laminated flooring.

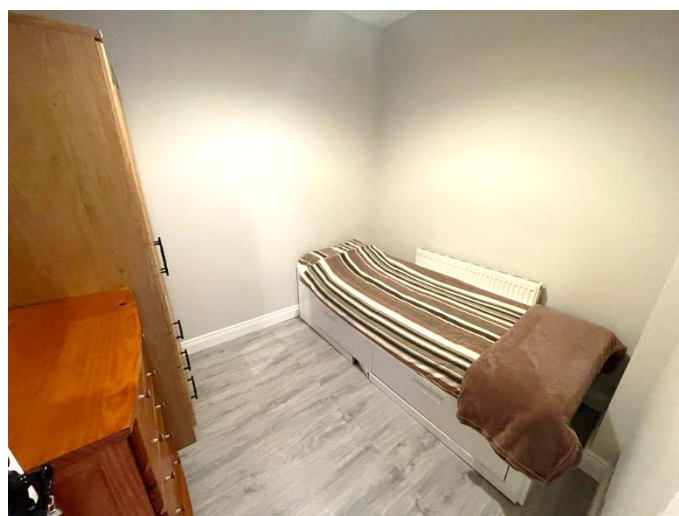
**Bedroom 3.3m x 3.3m**

Double bedroom with built in wardrobe and laminated flooring.



**Bedroom 4: 1.8m x 3.3m**

Single bedroom with laminated flooring.



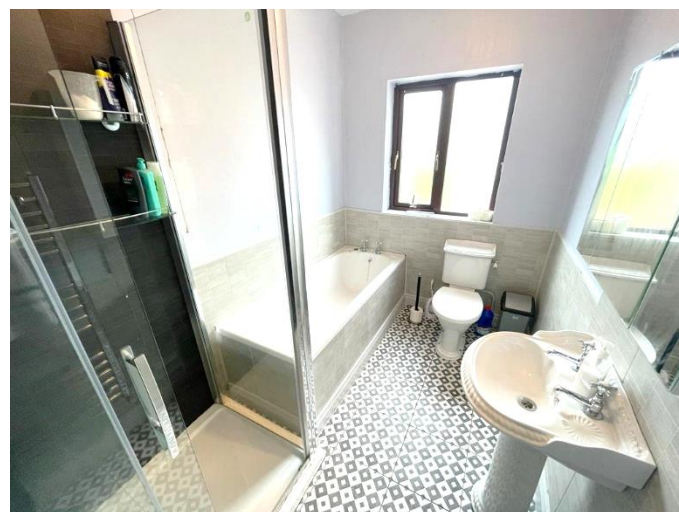
**Bedroom 5: 2.4m x 2.5m**

Single bedroom with laminated flooring.



**Bathroom: 1.8m x 3.1m**

With hand wash basin, toilet, bath and separate shower.



**Utility room: 3m x 3m**

Spacious with tiled flooring and access to hotpress.

**Detached Garage: 6.7m x 4.2m**

Ample additional storage with concrete floor.



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**Additional Information:**

- Residence set on C.0.66 acre site.
- Mains water supply.
- Mature gardens with paved patio driveway.
- Oil fired central heating.
- Solid fuel stove in sitting room & kitchen.
- Situated within one mile of Gurteen Village.
- Folding stairs to attic that offers future development.

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**External Images:**

