

**Rathscanlan,  
Tubbercurry,  
Co. Sligo.  
F91 RT72**

**(For Sale by Private Treaty)**




**AN AMAZING PROPERTY** with an abundance of potential, on the outskirts of Tubbercurry along the N17, this impressive, detached property is set on circa half an acre. The property does require works but offers the opportunity to create a unique and exceptional home. Accommodation comprises of entrance hall, sitting room, living room/ downstairs bedroom, kitchen and utility. The first floor accommodates two spacious bedrooms, a single bedroom, bathroom and wc. Externally there is a sizeable garden to the front, ample parking, with a collection of outbuildings and garden to the rear. This property would qualify for the [Vacant Property Refurbishment Grant](#) & [SEAI Home Grant](#) subject to terms and conditions.

**Price Region: €189,000.00**

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## Internal Measurements and Specifications:

### Entrance hall: 2.0m x 4.7m

An impressive entrance with original tiled flooring and access to both reception rooms.

### Sitting room: 4.2m x 4.1m

Living area with bay window, solid timber flooring and solid fuel open fireplace.



### Living room/bedroom: 4.0m x 5.0m

Bright room with large bay window, solid timber flooring and solid fuel open fireplace.



### Kitchen: 4.0m x 2.2m

Galley style original kitchen dual aspect windows, tiled flooring and fitted cabinetry.



### Utility room: 1.9m x 2.7m

Just off the kitchen with tiled flooring and door to garden.



**Bedroom 1: 4.0m x 5.0m**

To the front of the property with bay window, this double bedroom has solid timber flooring and a solid fuel open fireplace.

**Bedroom 2: 4.0m x 4.1m**

To the front of the property with bay window, this double bedroom has solid timber flooring and a solid fuel open fireplace



**Bedroom 3: 2.4m x 2.4m**

Single bedroom with carpet flooring and built in wardrobe.

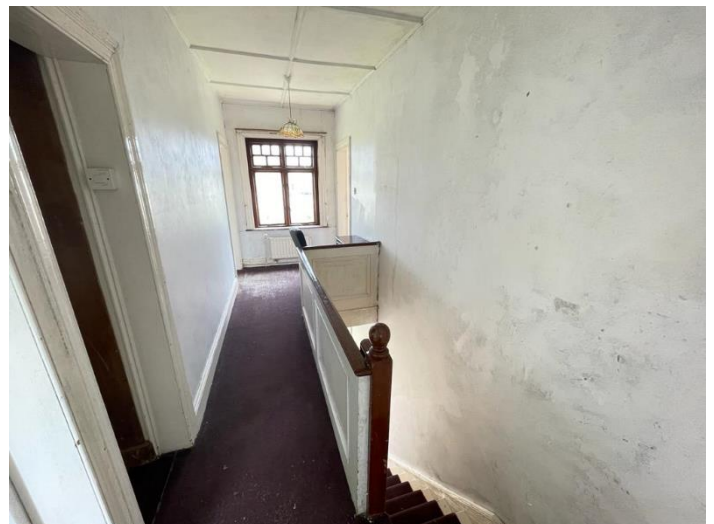


**Bathroom: 1.6m x 1.9m**

Shower over bath, bath and wash hand basin.



**Landing: 1.8m x 5.5m**



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

Garage: 4.4m x 2.7m

Storage Shed: 4.4m x 3.0m

Boiler house: 4.4m x 2.4m

**Additional Information:**

- Oil fired central heating.
- Garage and storage shed with electricity.
- Multiple solid fuel open fireplaces.
- Mains water supply.
- Mains sewer connection.
- Electricity still connected.
- Excellent convenient location.
- Good quality broadband available.

