

**Grainmore,
Ballymote,
Co. Sligo.
F56 TF96**
(For Sale by Private Treaty)




Charming traditional style cottage constructed circa 1900's that requires total refurbishment set on circa one acre site that is within five minutes' drive of Ballymote and the N4, Sligo/Dublin route. Comprising of its original four rooms with a small rear extension the property has been brought back to bare wall and is ready to be restored to its former glory. Electricity and water, which is a mains supply, were previously connected. The septic tank is within the confines of the site. This property would qualify for the [Vacant Property Refurbishment Grant](#) & [SEAI Home Grant](#) subject to terms and conditions.

Price Region: €70,000.00

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

Internal Measurements and Specifications:

Entrance porch: 1.4m x 1.3m

Living room: 3.0m x 4.0m



Kitchen: 3.0m x 2.6m



Bedroom 1: 3.0m x 2.9m



Bedroom 2: 3.0m x 2.9m



Bathroom: 2.6m x 2.6m



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

Garage 5.0m x 2.7m

Attached shed 4.0m x 1.6m



Additional Information:

- Septic tank within confines of site.
- Water connection available.
- No electricity connected.
- Proximity to Ballymote town and N4.
- Scenic location.



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