

Cams, Ballymote Co. Sligo F56 XH95, Ballymote, sligo

["For Sale"] | €279,000 **BER C3**  **3 Bedroom**

✓ **Block built garage with roller access measuring 10m x 10m. Added garage measures 4.1m x 12.3m with electric door and pedestrian with office and storage. x 12.3m with electric door and fully insulated non drip roof and sides. Electric gates to the entrance with intercom service.**

Property Description

Presenting this charming, extended and tastefully decorated traditional style cottage complete with mature gardens, outbuildings, plenty of parking which is located close to Castlebaldwin and Ballymote. On an elevated site this gated property with intercom system is situated on a picturesque country road overlooking the landscape. Accommodation comprises of a bright and spacious open plan living, kitchen and dining area which has direct access to a generous patio area, three bedrooms and a family bathroom. With a car port to the front the garage accommodates ample ground floor storage and a first floor office. The N4/N17 are also easily accessible. A unique property that must be seen in order to be fully appreciated!

Entrance hall: 1.9m x 2.3m With ceramic tiled flooring.

Living area: 4.0m x 7.1m With timber flooring and solid fuel stove with back boiler.

Kitchen dining area: 3.5m x 5.6m Spacious and bright with fitted kitchen units, built in appliances, walnut timber flooring, with direct access to spacious decked area perfect for alfresco dining.

Bedroom 1: 4.5m x 3.5m Double bedroom with carpet flooring, large free standing mirrored wardrobe and large skylight window.

Bedroom 2: 2.3m x 3.5m Double bedroom with carpet flooring and dual aspect windows.

Bedroom 3: 1.8m x 2.5m Single bedroom with carpet flooring.

Bathroom: 2.4m x 1.7m Fully tiled bathroom with shower over bath, wc and wash hand vanity unit.

Garage:

Office/Store: 6.7m x 3.4m Situated above the garage this unit is fully finished with timber flooring ample power points and could be used for many different purposes.

Location: Ballymote sligo



Your agent for this property.

Matthew Scanlon

MIPAV (CV) MMCEPI

M: 087 6853201

P: 071 91 89224

E: info@emscanlon.ie

PRS Licence No: 004183 - 001335



