

# 9 Owenmore Paddock, Ballinacarrow, Co. Sligo, F56 TK46, Ballinacarrow, sligo

For Sale | €159,000

**BER B3**

 **3 Bedroom**

✓ **Excellent location.** ✓ **Mains water and sewer connection.** ✓ **Maintenance free astro turf garden to the rear.** ✓ **Parking to the rear with pedestrian access.** ✓ **Close proximity to local amenities.** ✓ **W** ✓ **S**

## Property Description

New to the market this spacious three bedroom mid terrace town house is located at the heart of Ballinacarrow village. Current accommodation comprises of entrance hall, spacious sitting room with open fireplace, kitchen/dining room, three double bedrooms master ensuite and family bathroom. Offering comfortable living throughout this property would make an ideal first time home or investment opportunity. Located along the N17 this property is ideal for commuting and is within minutes drive of Ballymote, Collooney and only 15 minute drive to Sligo. Full details and viewings on request.

Your agent for this property:

**Matthew Scanlon**

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## Internal Measurements and Specifications:

- Entrance Hall (5.00m x 2.00m 16.40ft x 6.56ft) Welcoming entrance hall with tiled flooring.
- Sitting Room (5.40m x 3.30m 17.72ft x 10.83ft) With timber flooring and solid fuel open fireplace.
- Kitchen/Dining Area (5.40m x 2.80m 17.72ft x 9.19ft) Kitchen area with tiled flooring and fitted kitchen units.
- Master Bedroom (3.00m x 4.20m 9.84ft x 13.78ft) Double bedroom with timber flooring.
- En-Suite 1 (1.70m x 1.70m 5.58ft x 5.58ft) Tiled floor to ceiling with wc, wash hand basin and shower.
- Bedroom 2 (3.20m x 2.90m 10.50ft x 9.51ft) Double bedroom with timber flooring and built in wardrobes.
- Bedroom 3 (3.00m x 2.40m 9.84ft x 7.87ft) Double bedroom with timber flooring and built in wardrobes.
- Bathroom (2.00m x 2.00m 6.56ft x 6.56ft) Fully tiled floor to ceiling with wc, wash hand basin and bath.
- WC (1.00m x 1.60m 3.28ft x 5.25ft) With tiled flooring, wc and wash hand basin.

**Location:** Ballinacarrow sligo