

46 Bothar an Corran, Ballymote, Co. Sligo, F56 R254, Ballymote, sligo

For Sale | €175,000

BER C2

 **3 Bedroom**

✓ **Rear garden fully enclosed with patio area and side access.** ✓ **Oil fired central heating.** ✓ **Solid fuel open fireplace.** ✓ **Contents and furniture included is sale.** ✓ **Double glazed windows and doors.**

Property Description

Ready to occupy, this fully furnished three bedroom semi detached residence comes to the market in excellent condition throughout. Comprising of entrance hall, spacious sitting room with open fireplace, kitchen with dining area and downstairs wc. The first floor comprises of three bedrooms, family bathroom and hotpress. Externally there is ample off street parking and a fully enclosed split level garden and patio area to the rear. Within walking distance of all town amenities, including schools, shops, Primary Health Care Centre, train station and bus stops. Full details and viewing on request.

Your agent for this property:

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Internal Measurements and Specifications:

- Entrance Hall (1.80m x 5.10m 5.91ft x 16.73ft) With ceramic tiled flooring.
- Sitting Room (5.20m x 3.30m 17.06ft x 10.83ft) With timber flooring, bay window and solid fuel open fireplace.
- Kitchen/Dining Area (3.70m x 5.20m 12.14ft x 17.06ft) With built in kitchen units, tiled flooring, and french doors leading to a paved patio area and rear garden.
- WC (1.00m x 1.70m 3.28ft x 5.58ft) With tiled flooring, wash hand basin and Wc.
- Master Bedroom (3.10m x 4.00m 10.17ft x 13.12ft) Spacious double bedroom with carpet flooring and built in wardrobe.
- Bedroom 2 (3.10m x 3.40m 10.17ft x 11.15ft) Spacious double room with timber flooring and built in wardrobe.
- Bedroom 3 (2.70m x 2.00m 8.86ft x 6.56ft) Single bedroom with carpet flooring and built in wardrobe.
- Bathroom (2.10m x 2.00m 6.89ft x 6.56ft) Fully tiled with wash hand basin, wc, bath, and electric shower over the bath.

Location: Ballymote sligo