

17 Mountain Drive, Ballymote, Co. Sligo, F56 VY22, Ballymote, sligo

Sale Agreed | €179,000 **BER C2**  **3 Bedroom**

✓ Fully furnished. ✓ Double glazed windows and oil fired central heating. ✓ Solid fuel open fireplace. ✓ Excellent broadband service. ✓ doors.

Property Description

Three bed semi detached residence comes to the market in excellent condition and is ready to occupy. Accommodation comprises of entrance hall, sitting room with solid fuel open fireplace, spacious kitchen with fitted units, with dining area that has a sliding door to the back garden, downstairs wc, three bedrooms, master en-suite and family bathroom. The property is conveniently located and is within easy walking distance of shops, schools, train station and town amenities. This property is being sold as seen with contents, fixtures and fittings. It is an ideal first home or an investment property. Viewing advised and available on request.

Your agent for this property:

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Internal Measurements and Specifications:

- Entrance Hall (2.01m x 5.09m 6.60ft x 16.70ft) Tiled floors.
- Kitchen/Dining Area (4.15m x 5.24m 13.60ft x 17.20ft) With fitted kitchen, tiled flooring and sliding doors leading to the garden.
- Sitting Room (3.96m x 5.33m 13.00ft x 17.50ft) Laminated floor covering with solid fuel open fireplace.
- WC (1.56m x 1.46m 5.11ft x 4.80ft) Tiled floor and wall, toilet and wash hand basin.
- Bedroom 1 (3.69m x 3.60m 12.10ft x 11.80ft) Double bedroom to the front of the property with laminated flooring.
- En-Suite 1 (1.37m x 1.56m 4.50ft x 5.11ft) Ensuite is fully tiled with shower, wash hand basin and toilet.
- Bedroom 2 (4.45m x 2.96m 14.60ft x 9.70ft) Double bedroom with laminated flooring.
- Bedroom 3 (2.68m x 2.80m 8.80ft x 9.20ft) Single room with built in wardrobe.
- Bathroom (2.80m x 1.86m 9.20ft x 6.10ft) Fully tiled main bathroom with shower over bath, toilet and wash hand basin.

Location: Ballymote sligo