

4 Castlegrove, Ballymote, Co. Sligo, F56 WF65, Ballymote, sligo

Sale Agreed | €195,000 **BER C1**  **3 Bedroom**

✓ Mains water and sewerage Tarmac driveway with ample car parking. Oil fired central heating open fireplace. Double glazed windows and doors. Large garden to rear and side of the property.

Property Description

This semi detached home sits on a large site and comes to the market ready to occupy. Accommodation comprises of entrance hall, sitting room with solid fuel open fireplace, kitchen with dining area and sliding patio doors to the garden, downstairs wc, first floor comprises of three double bedrooms, master of which is ensuite, bathroom and hotpress. There is ample parking with tarmac driveway to the front with pedestrian access to a large garden with patio area and garden shed. The property is within a short walk of Ballymote town and all its services and amenities. This property would make an ideal family home or investment property and viewings are strongly recommended.

Internal Measurements and Specifications:

- Entrance Hall (2.00m x 5.00m 6.56ft x 16.40ft) Tiled hallway.
- Kitchen/Dining (6.50m x 3.50m 21.33ft x 11.48ft) Tiled flooring with recently updated fitted kitchen with selected built in appliances including induction hob. Side door access to back garden.
- Dining Area () Dining area with tiled flooring and sliding patio doors to patio area and garden.
- Sitting Room (4.20m x 5.20m 13.78ft x 17.06ft) Laminated timber flooring with solid fuel open fire place and bay window.
- WC (9.00m x 1.70m 29.53ft x 5.58ft)
- Master Bedroom (4.20m x 4.10m 13.78ft x 13.45ft) Large double bedroom with laminate flooring and built in wardrobes.
- En-Suite 1 (1.00m x 1.80m 3.28ft x 5.91ft) Tiled shower room with shower and wash hand basin
- Bedroom 2 (4.20m x 4.30m 13.78ft x 14.11ft) Double bedroom with laminate flooring and built in wardrobe.
- Bedroom 3 (2.30m x 2.70m 7.55ft x 8.86ft) Single bedroom with laminate flooring and built in wardrobes.
- Bathroom (2.40m x 2.20m 7.87ft x 7.22ft) Fully tiled with wc, whb, bath and shower.
- Landing (3.20m x 2.00m 10.50ft x 6.56ft) With stairs folding attic stairs.

Location: Ballymote sligo

Your agent for this property:

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