

# 49 Marren Park, Ballymote, Co. Sligo, F56 F663, Ballymote, sligo

For Sale | €90,000



 **3 Bedroom**

✓ Mains water supply. ✓ Main sewer connection. ✓ Solid Fuel Heating

✓ Ample space for expansion. ✓ Convenient location – close to schools, primary health care centre, shops and train station.

## Property Description

End terrace dwellinghouse comes to the market in need of modernisation and would qualify for the Vacant Property Refurbishment Grant & SEAI Home Grant subject to terms and conditions. Set on a generous site which offers the opportunity to extend and expand, subject to the relevant permission from the local authority, this property is an ideal first home or investment property. Constructed in or around the 1940s this property is concrete built with tiled roof, double glazed windows and doors. Current accommodation comprises of living room with dining area, kitchenette, ground floor bathroom and three bedrooms and bathroom with a detached garage in the rear garden. The property is conveniently located close to all schools, primary health care centre, shops and train station.

Your agent for this property:

**Matthew Scanlon**

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## Internal Measurements and Specifications:

- Entrance Hall (1.90m x 1.00m 6.23ft x 3.28ft)
- Living Room (4.10m x 3.90m 13.45ft x 12.80ft)
- Back Kitchen (1.90m x 2.90m 6.23ft x 9.51ft)
- Bathroom (1.90m x 1.80m 6.23ft x 5.91ft)
- Master Bedroom (2.80m x 4.80m 9.19ft x 15.75ft)
- Bedroom 2 (3.30m x 2.30m 10.83ft x 7.55ft)
- Bedroom 3 (2.40m x 2.40m 7.87ft x 7.87ft)
- Garage (2.80m x 3.30m 9.19ft x 10.83ft) Detached block built garage

**Location:** Ballymote sligo