

85 Corn Mill Park , Ballymote, Co. Sligo, F56 P030, Ballymote, sligo

Sale Agreed | €120,000 **BER B3**  **2 Bedroom**

✓ **Double glazed windows** ✓ **Strong rental yield.** ✓ **Green areas are very well maintained in development** ✓ **Management fees for 2024 Superfast Fibre Broadband approximately 680.00.** ✓ **available.**

Property Description

A modern first floor apartment with shared entrance, presented in ready to occupancy condition. Accommodation comprises of entrance hall, a generously sized kitchen with dining and living area, two bedrooms, the master of which is ensuite, bathroom, hotpress and a walk-in storage area. This property is being sold as seen and would make an ideal first time home or investment property. Cornmill Park development offers spacious green areas, ample parking and located within minutes walk of all town amenities such as train station, health centre, schools and shops. Viewing is highly recommended. Full details on request.

Your agent for this property:

Matthew Scanlon

MIPAV (CV) MMCEPI

M: 087 6853201

P: 071 91 89224

E: info@emscanlon.ie

PRS Licence No: 004183 - 001335

Internal Measurements and Specifications:

- Kitchen/Dining/Living (1.71m x 1.95m 5.60ft x 6.40ft) Built-in kitchen units, free standing appliances and tiled flooring. Furnished living space with laminate flooring.
- Master Bedroom (0.88m x 1.19m 2.90ft x 3.90ft) Double room with built in wardrobe, and carpet flooring.
- En-suite (0.34m x 0.76m 1.10ft x 2.50ft) With wash hand basin, wc and mains fed shower.
- Bedroom 2 (0.73m x 1.07m 2.40ft x 3.50ft) Double room with built in wardrobe and laminate flooring.
- Bathroom 1 (0.76m x 0.55m 2.50ft x 1.80ft) Fully tiled with mains feed shower, wc, and wash hand basin.
- Store Room (0.55m x 0.49m 1.80ft x 1.60ft) With laminate flooring and shelved unit

Location: Ballymote sligo