

# Branchfield Cross, Branchfield, Ballymote, Co. Sligo, F56 TK85, Ballymote, sligo

Sale Agreed | €159,000 **BER D1**  **2 Bedroom**

## Property Description

Introducing this charming detached cottage, set on approximately .45 acres, offering a peaceful countryside retreat. The current layout features a welcoming entrance hall, kitchen with dining living area, two spacious double bedrooms and a bathroom. Ideally located just 5km from Ballymote town and 3km from the new N4, this property offers both convenience and tranquillity. Externally the property has the benefit of a detached garage to the rear of the residence together with walled and gated entrance that offers ample parking. Full details and viewings on request.

### Internal Measurements and Specifications:

- Entrance Hall (4.10m x 1.50m 13.45ft x 4.92ft) Welcoming entrance hall with tiled flooring.
- Kitchen/Dining/Living (5.90m x 3.80m 19.36ft x 12.47ft) Kitchen area with tiled flooring, fitted kitchen with built in electrical appliances.
- Living Room ( ) With timber flooring and solid fuel open fireplace with back boiler.
- Utility Room (1.70m x 1.40m 5.58ft x 4.59ft) With tiled flooring and plumbed for washing machine.
- Bedroom 1 (3.50m x 3.00m 11.48ft x 9.84ft) Double bedroom with timber flooring.
- Bedroom 2 (2.80m x 3.30m 9.19ft x 10.83ft) Double bedroom with timber flooring.
- Bathroom 1 (3.90m x 1.80m 12.80ft x 5.91ft) With tiled flooring, wash hand basin, wc, shower and bath with under floor heating.

**Location:** Ballymote sligo

Your agent for this property:

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