

Cloonagashel, Ballymote, Co. Sligo, F56 EK64, Ballymote, sligo

Sale Agreed | €385,000 **BER B2**  **4 Bedroom**

✓ **New boiler fitted in January 2023** ✓ **Detached garage that measures 5.8m x 4.0m** ✓ **Solar panels fitted.**

✓ **Decked and paved areas to the rear of the dwellinghouse. superb views.** ✓ **Excellent scenic location with views.**

Property Description

Located three kilometres from both Ballymote and the new N4 this detached dormer sits on a elevated circa 3.7 acres and boasts superb views of the surrounding countryside. Spanning 190 m² and constructed in 2005 the property is presented in exceptional condition throughout and offers comfortable spacious family living throughout. Reflecting the interior the exterior of this property is immaculately presented and includes mature gardens with a variety of shrubbery and plants, deck area, paved area, detached garage which is finished off with a recently installed tarmac driveway. Accommodation comprises of entrance hall, sitting room, open plan kitchen dining and living area, utility, four double bedrooms three of which are ensuite and spacious family bathroom. Offering stunning views from every aspect, this property offers an abundance of peace and tranquillity. This is a unique property that shouldn't be missed. Full details and viewings strictly by appointment.

Internal Measurements and Specifications:

- Entrance Hall (5.70m x 2.40m 18.70ft x 7.87ft) Spacious entrance hall with tiled flooring.
- Kitchen/Dining/Living Area (6.90m x 5.80m 22.64ft x 19.03ft) Bright and spacious area with vaulted ceiling, timber flooring, solid fuel stove and French doors leading to decked area. Bespoke built in kitchen cabinets.
- Sitting Room (4.80m x 4.10m 15.75ft x 13.45ft) Bright and spacious living area with timber flooring and solid fuel open fireplace.
- Utility Room (2.00m x 2.30m 6.56ft x 7.55ft) With tiled flooring and fitted kitchen units.
- Bedroom 3 (3.80m x 4.00m 12.47ft x 13.12ft) Ground floor double bedroom with carpet flooring, walk in wardrobe and ensuite that measures 2.0m x 2.0m with mains fed shower.
- En-Suite 1 (2.00m x 2.00m 6.56ft x 6.56ft) Mains fed shower
- Walk in Wardrobe (2.00m x 2.00m 6.56ft x 6.56ft)
- Bedroom 4 (3.00m x 3.40m 9.84ft x 11.15ft) Ground floor double bedroom with carpet flooring and built in wardrobe.

- Bathroom (3.90m x 2.00m 12.80ft x 6.56ft) Contemporary style finish with tiled flooring, hand wash hand basin, bath and wc.
- Landing (4.60m x 2.40m 15.09ft x 7.87ft)
- Bedroom 2 (4.20m x 3.50m 13.78ft x 11.48ft) Double bedroom with carpet flooring, walk in wardrobe and ensuite that measures 2.0m x 2.0m with mains fed shower.
- En-Suite 3 (1.70m x 2.40m 5.58ft x 7.87ft) Electric shower
- Master Bedroom (4.00m x 5.30m 13.12ft x 17.39ft) Spacious double bedroom with walk in wardrobe and timber flooring.
- En-Suite 3 (3.00m x 2.60m 9.84ft x 8.53ft) Mains fed shower
- Walk in Wardrobe (3.00m x 2.00m 9.84ft x 6.56ft)
- Garage (5.80m x 4.00m 19.03ft x 13.12ft)

Location: Ballymote sligo

Your agent for this property:

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