

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

["Sale Agreed"] | €385,000 **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.** ✓ **Excellent scenic location with superb 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 m<sup>2</sup> 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: 5.7m x 2.4m*

Spacious entrance hall with tiled flooring.

*Kitchen dining and living area: 6.9m x 5.8m*

Bright and spacious area with vaulted ceiling, timber flooring, solid fuel stove and French doors leading to decked area. Bespoke built in kitchen cabinets.

*Utility room: 2.0m x 2.3m*

With tiled flooring and fitted kitchen units.

*Sitting room: 4.8m x 4.1m*

Bright and spacious living area with timber flooring and solid fuel open fireplace.

*Master Bedroom: 4.0m x 5.3m*

Spacious double bedroom with timber flooring walk in wardrobe and ensuite.

*En-suite: 3.0m x 2.6m*

With double basin vanity unit, wc and spacious mains fed shower.

*Walk in wardrobe: 3.0m x 2.0m*

With timber flooring and shelving.

*Landing: 4.6 x 2.4*

With timber flooring and access to all first floor bedrooms.

*Bedroom 2 first floor: 4.2m x 3.5m*

Spacious double bedroom with timber flooring and ensuite that measures 1.7 x 2.4 with electric shower.

*Bedroom 3: 3.8m x 4.0m*

Ground floor double bedroom with carpet flooring, walk in wardrobe and ensuite that measures 2.0m x 2.0m with mains fed shower.

*Bedroom 4: 3.0m x 3.4m*

Ground floor double bedroom with carpet flooring and built in wardrobe.

*Bathroom downstairs: 3.9m x 2.0m*

Contemporary style finish with tiled flooring, hand wash hand basin, bath and wc.

**Location:** Ballymote sligo



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



