

Rathdooney Beg, Ballymote, Co. Sligo, F56 YF79, Ballymote, sligo

For Sale | €295,000 **BER C3**  **4 Bedroom**

- ✓ Presented in walk-in condition ✓ Dual heating system. ✓ Cavity walls pumped. ✓ Mature half acre gardens ✓ 80ft play area. ✓ B decking area.

Property Description

Beautifully renovated, this home has been extensively upgraded in recent years and features modern interiors throughout. Boasting a floor area of over 141 square meters or 1,518 square feet of well laid out accommodation this home offers comfortable living throughout and is set on circa half an acre mature gardens. Accommodation comprises of entrance hall, sitting room with insert stove, open plan kitchen dining and living area, with solid fuel stove with back boiler and patio door to decking area, utility, wc, master bedroom with ensuite and walk in wardrobe, three additional bedrooms and bathroom. There is a large garage to the rear of the property with space to store two vehicles. In addition there is a soft play area to the rear of the garage. The property is just two miles from Ballymote and is on local and secondary school routes and is just a five minutes drive from the N17 and N4.

Internal Measurements and Specifications:

- Entrance Hall (4.20m x 2.00m 13.78ft x 6.56ft) Inviting entrance with laminate flooring.
- Sitting Room (5.20m x 4.00m 17.06ft x 13.12ft) Laminate flooring, solid fuel insert stove and built in storage.
- Kitchen/Dining/Living (9.40m x 4.30m 30.84ft x 14.11ft) Fitted kitchen with integrated appliance
- Living/Dining Area () Laminate flooring with solid fuel stove with back boiler and sliding door to decking area.
- Utility Room (2.00m x 3.00m 6.56ft x 9.84ft) Plumbed for washing machine and dryer, with ample storage
- Bedroom 1 (3.30m x 4.20m 10.83ft x 13.78ft) Master suite with carpet floor and walk in wardrobe. Walk in wardrobe: 2.8m x 2.1m
- En-Suite 1 (1.10m x 3.20m 3.61ft x 10.50ft) Fully tiled with whb, wc and electric shower.
- Bedroom 2 (2.30m x 3.00m 7.55ft x 9.84ft) Double bedroom with carpet flooring and built in wardrobe.
- Bedroom 3 (3.00m x 3.20m 9.84ft x 10.50ft) Double bedroom with carpet flooring and built in wardrobe.
- Bedroom 4 (2.70m x 2.40m 8.86ft x 7.87ft) Single

bedroom/office with carpet flooring.

- Bathroom (3.10m x 1.90m 10.17ft x 6.23ft) Fully tiled bathroom with wc, whb and bath with shower over.
- WC (1.20m x 1.90m 3.94ft x 6.23ft)
- Garage (4.70m x 5.70m 15.42ft x 18.70ft) Up and over door with car pit. Electricity connected.
- Shed (3.50m x 2.30m 11.48ft x 7.55ft) Fuel shed
- Storage (3.80m x 2.20m 12.47ft x 7.22ft) Storage unit - To the rear of the garage with concrete flooring and electricity.

Location: Ballymote sligo

Your agent for this property:

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