

Rathgran, Coolaney, Co. Sligo, F56 X267, Coolaney, sligo

Sale Agreed | €195,000 **BER D2**  **3 Bedroom**

✓ Mains water supply. ✓ Septic tank on site. ✓ Dual vehicular access. ✓ Broadband accessible area. ✓ Large detached garage and lean too.

Property Description

Detached single story cottage that has recently been refurbished and is set on circa .74 acre site. The property is presented in good condition and accommodation comprises of kitchen with dining area, sitting room, three bedrooms, master of which is ensuite and bathroom. Externally there is a chipped driveway, garage and fuel shed. Just a five minutes drive off the N17, this property offers easy access to Tubbercurry/Sligo & the N4. Viewing by appointment only.

Your agent for this property:

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Internal Measurements and Specifications:

- Sitting Room (3.90m x 3.40m 12.80ft x 11.15ft) Part of the original cottage this spacious living area with has wooden flooring and a solid fuel stove.
- Kitchen/Dining (4.80m x 3.70m 15.75ft x 12.14ft) Bright and spacious kitchen area with tiled flooring and fitted kitchen units
- Bedroom 1 (4.30m x 4.10m 14.11ft x 13.45ft) Double bedroom with carpet flooring and fitted wardrobe.
- Bedroom 2 (2.90m x 3.50m 9.51ft x 11.48ft) Double bedroom with carpet flooring
- En-Suite 1 (1.00m x 2.40m 3.28ft x 7.87ft) With tiled flooring, wc, hand wash basin and shower
- Bedroom 3 (2.70m x 2.80m 8.86ft x 9.19ft) Single bedroom with wooden flooring
- Bathroom 1 (2.10m x 1.70m 6.89ft x 5.58ft) With tiled flooring, wc, wash hand basin and shower.
- Garage (4.00m x 5.00m 13.12ft x 16.40ft) Lean too: 5.9m x 2.6 m Fuel shed attached to house: 4.3m x 2.5m

Location: Coolaney sligo