

Woodview House, Rathrippin, Collooney, Co. Sligo, F91 V104, Collooney, sligo

Sale Agreed | €399,000 **BER C3**  **3 Bedroom**

✓ **Gas fired central heating:** Wood pellet stove in the kitchen with solid fuel open fireplace in the living room. ✓ **PVC Triple glazed windows** ✓ **Main water and septic tanks and solar panels.** ✓ **PVC/Composite doors.** ✓ **Site.**

Property Description

New to the market, this south-west facing detached two storey dwellinghouse sits on an elevated five acre site on the outskirts of Collooney village along the Ballygawley road. The property has been maintained and upgraded to a good standard over the years with mature garden, shrubbery and orchard. Accommodation comprises of entrance hall, sitting room with feature fireplace, kitchen with dining area with fitted kitchen and wood pellet stove, utility, three bedrooms, wc and bathroom. Externally there is a number of outbuildings including, two storage sheds both of which have power connected, double door garage with power and non drip roof, and a further garage with pedestrian side access, electricity and a water supply. The lands are of good quality all in one block that surround the dwellinghouse and are well fenced with separate access. Situated on the outskirts of Collooney village with easy access to N4 this property is one not to be missed. Viewing highly recommended.

Internal Measurements and Specifications:

- Entrance Hall (0.00m x 0.00m)
- Back Kitchen (5.30m x 2.00m 17.39ft x 6.56ft) With fitted kitchen units, lino floor covering and separate wc that measures 1.2m x 1.0m
- Kitchen/Dining Area (3.70m x 3.90m 12.14ft x 12.80ft) With ample storage, flagstone flooring and recently fitted wood pellet stove.
- Living Room (3.10m x 5.00m 10.17ft x 16.40ft) Situated just off the dining room with timber flooring and feature fireplace.
- Sitting Room (3.10m x 4.50m 10.17ft x 14.76ft) Bright and spacious room with timber flooring and gas stove.
- Bathroom 1 (3.70m x 5.10m 12.14ft x 16.73ft) Large double room with timber flooring, feature fireplace and built in wardrobes.
- Bathroom 2 (2.60m x 4.00m 8.53ft x 13.12ft) Spacious double room with timber flooring.
- Bedroom 3 (3.00m x 3.40m 9.84ft x 11.15ft) Double room with timber flooring.

- Bathroom (1.90m x 3.10m 6.23ft x 10.17ft) Fully tiled floor to ceiling together with wc, wash hand basin and mobility friendly shower.
- Landing () With carpet flooring and access to all bedrooms.
- Hotpress (2.30m x 1.40m 7.55ft x 4.59ft) Walk in hotpress which is fully shelved out with ample storage
- Garage (5.60m x 5.20m 18.37ft x 17.06ft) Detached garage with double door access, non drip roof and power connected.
- Shed (4.10m x 2.00m 13.45ft x 6.56ft) Storage Shed with power connected.
- Shed 2 (4.90m x 3.10m 16.08ft x 10.17ft) Storage shed with power connected.
- Garage (6.00m x 7.00m 19.69ft x 22.97ft) Garage with pedestrian and vehicle access with roller door non drip roof and power connected.

Location: Collooney sligo

Your agent for this property:

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