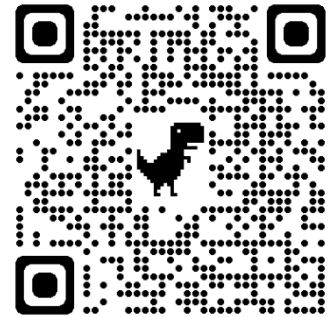


Rhue,  
Tubbercurry,  
Co. Sligo.  
F91 VY70  
(For Sale by Private Treaty)



A country haven that is within a five minutes drive of Tubbercurry, this cottage's location offers the best of both worlds, the luxury of rural living and easy accessibility for commuting. Accommodation comprises of kitchen with dining area, three bedrooms and a bathroom. The property retains much of its traditional charm and would benefit from some modern upgrades. Externally the gardens are walled and contain a and an open shed and garage which has an electricity supply. The property is located approximately five hundred metres off the Ballina Road (R294) and affords easy commute to Ballina/Charlestown/Sligo and a half hours drive from Knock Airport. Full details and viewings on request.

**Price Region: €160,000.00**



Office: 071-9189224  
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The Rock,  
Lord Edward Street,  
Ballymote, Co Sligo F56TF70  
V.A.T. No: 3662843DH

## Internal Measurements and Specifications:

**Entrance hall: 1.0m x 5.0m**

With tiled flooring.

**Kitchen with dining area: 3.3m x 5.1m**

Tiled flooring and fitted kitchen units.



**Dining area:**

Dining area with solid fuel open fireplace.



**Bedroom 1: 4.0m x 3.5m**

Double bedroom with carpet flooring.



**Bedroom 2: 2.3m x 4.3m**

Double bedroom with carpet flooring.



**Bedroom 3: 3.7m x 2.5m**

Twin room with carpet flooring.

**Bathroom: 4.1m x 1.8m**

With tiled flooring, hand wash basin, wc and separate shower.



**Garage: 3.2m x 7.7m**

With pedestrian access and electricity.

**Open shed: 6.0m x 3.2m**



**Additional Information:**

Excellent countryside location.

Within two miles of Tubbercurry town centre.

Oil fired central heating.

Septic tank.

Mains water supply.

Double glazed windows.

