

# SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email [info@irishproperties.com](mailto:info@irishproperties.com)

WEB: [www.irishproperties.com](http://www.irishproperties.com)



No. 316 Spacious family Home with large garage/workshop beneath BenBulben

Outside Grange, Co. Sligo

( 316MY-GE) approx. 0.44 ha/ 1.09 acre

Price Guide: €395.000

**BER C3**



Video Link: <https://youtu.be/W6or9-9a-bw>

## Key Factors:

Located at Derrylehan beneath BenBulben

Exceptional views over Donegal Bay and Slieve League Mts

No immediate neighbours, situated in rolling countryside

Spacious 5 B/R Family home

Open Plan kitchen/diner

Large Garage with store and workshop of over 1375ft<sup>2</sup>

Over 1 acre elevated site with small wood to rear of property

Priced to sell.

## Description:

Looking for a home in North Co. Sligo? This 5 B/R Dormer Family home with large workshop and garage situated beneath Ben Bulben close to Grange might just be what you are looking for.

Built around 1990 the residence offers 5 Bedrooms, 3 bathrooms and open plan kitchen diner, living room and ample workshop space for any DIY enthusiast/Tradesman that likes to work from home.

An over 1 acre site with small wooded area to rear round off the property.

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PSRA No. 002879

VAT ID No IE7435134J

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The floorplan;

Entrance Porch with Storm Door, 2.00m x 1.20m

2.40m<sup>2</sup>

Entrance hall with understairs closet, 4.63m x 3.05m

14.13m<sup>2</sup>

Living Room with marble gas fire, hardwood floor, 4.63m x 4.57m

21.16m<sup>2</sup>

Open plan kitchen diner, patio door to garden, mountain views, Stanley stove,

Kitchen alcove, fireplace 6.74m x 4.67m and 2.38m x 2.04m

36.34m<sup>2</sup>

Utility 1.56m x 3.50m

5.46m<sup>2</sup>

Enclosed walkway ideal for plants with lots of light 1.21m x 8.00m

9.68m<sup>2</sup>

Bathroom with shower, 1.80m x 1.67m

3.01m<sup>2</sup>

Bedroom No.1 3.59m x 3.40m

12.21m<sup>2</sup>

Bedroom No.2 2.91m x 3.13m

9.11m<sup>2</sup>

Garage with external door, 3.36m x 8.17m

27.46m<sup>2</sup>

Workshop with external door 8.93m x 9.64m

86.09m<sup>2</sup>

Upper Level

Master Bedroom en-suite 4.42m x 6.01m and 1.40m x 2.18m

29.63m<sup>2</sup>

Landing

Bedroom No. 4 3.24m x 2.17m

7.03m<sup>2</sup>

Bedroom No. 5 2.72m x 3.62m

9.80m<sup>2</sup>

Family Bathroom 3.40m x 2.18m

7.42m<sup>2</sup>

Store Room 6.01m x 3.00m

18.03m<sup>2</sup>

Hot Press

TOTAL

298.96m<sup>2</sup>

Grounds:

Over 1`acre, Natural stone wall to roadside, lawns to front and rear, small wood.

Priced to Sell: € 395.000

Folio: SL 9224F

Eircode: F91XC79

BER: C3

BER No: 103137667

View by appointment with sole selling agents

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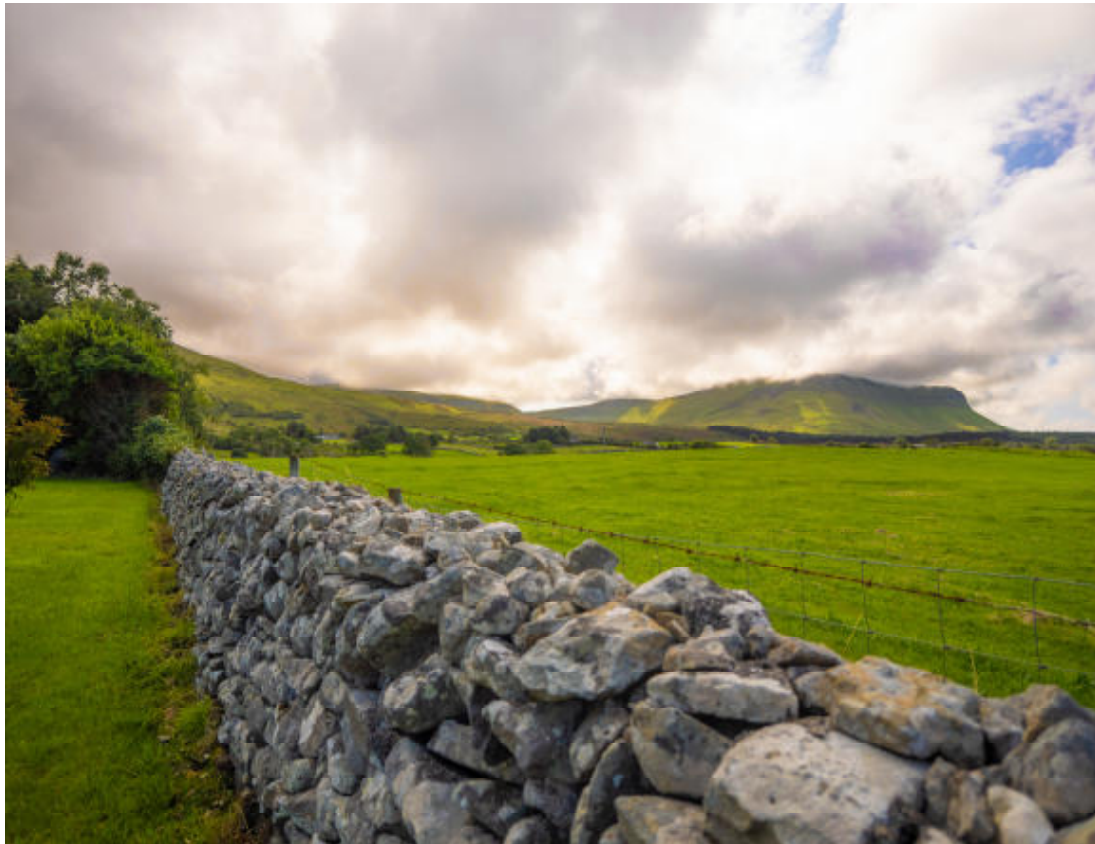
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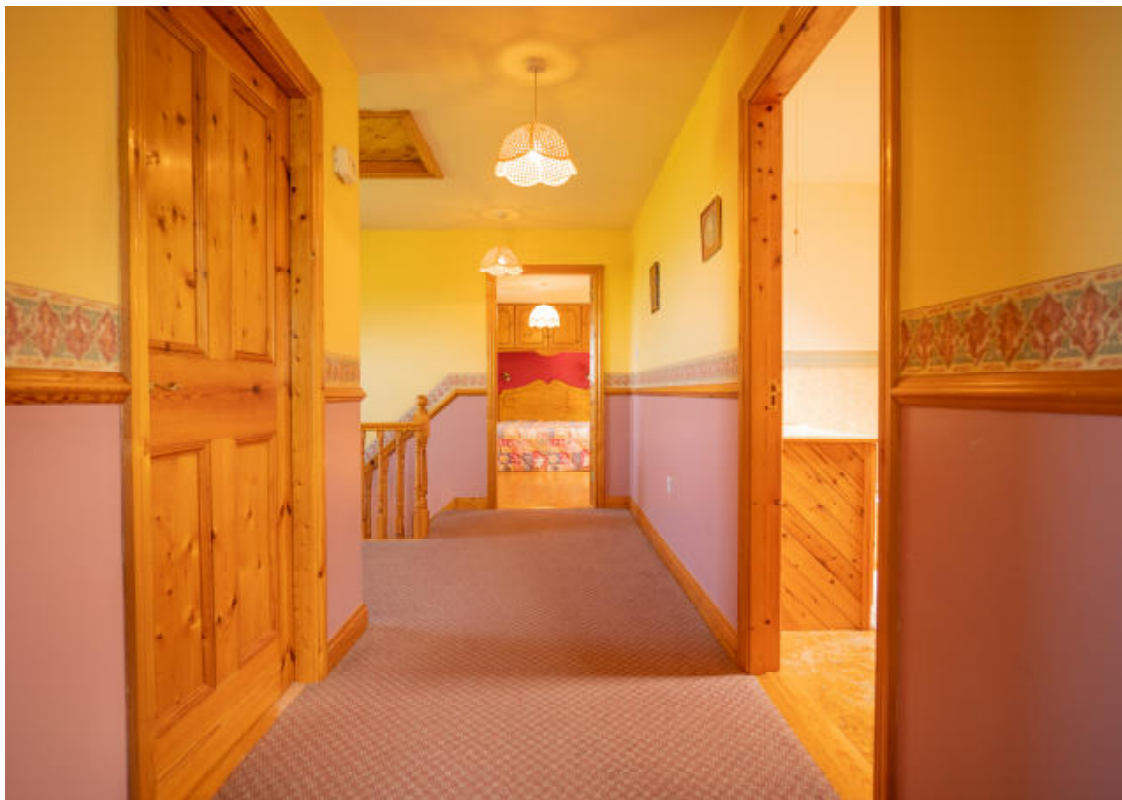
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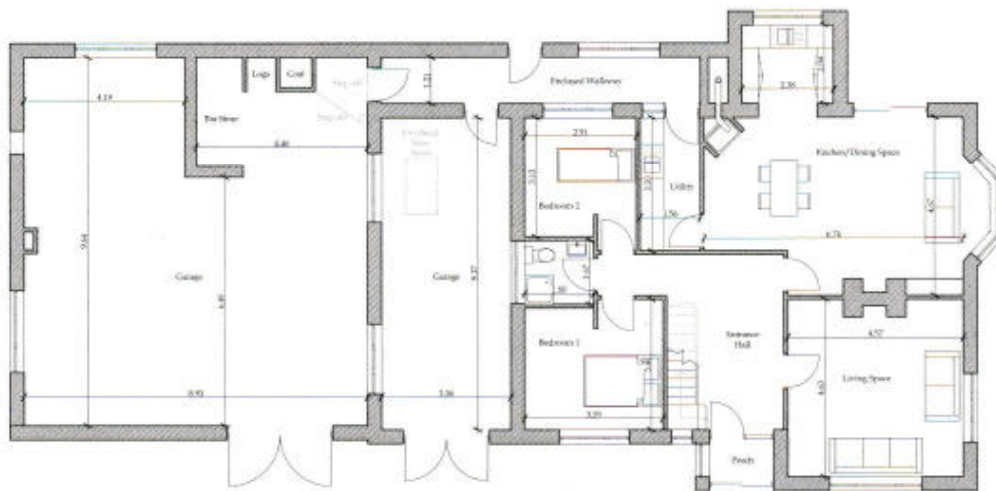
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FIRST FLOOR PLAN (A3)

1:100



GROUND FLOOR PLAN (A3)

1:100

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