

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

TEL/FAX 00353-71-9163284 email info@irishproperties.com WEB: www.irishproperties.com



2 B/R Cottage near Ballinacarrow/Templehouse Lake, Co. Sligo
(104KS-BW) approx. ½ acre/ 0.20 hectares

Price Guide: € 185.000



Key Factors:

Cottage in excellent decorative order ready to occupy
Spacious lay-out with 2 bedrooms and outhouse
½ acre of manicured grounds with mature trees
Rural setting near Ballinacarrow/Templehouse lake, convenient to N17
Good general standard and condition
Built in European window roller shutters on all windows for extra heat efficiency

Description:

Cottage in excellent decorative order located at Ballymurray, Ballinacarrow, Co. Sligo, F56DA24

Spacious lay out:

Kitchen with external door, stove, tiled floor	3.45m x 4.30m	14.84m ²
Dining Room with stove	3.10m x 3.35m	10.39m ²
Walk through study with stove, potential as 3 rd bedroom	3.40m x 2.90m	8.70m ²
Entrance hallway and utility	5.20m x 1.10m + 1.60m x 1.20m	7.64m ²
Bathroom	1.50m x 3.30m	4.95m ²
Bedroom No. 1 with stove	2.70m x 2.70m	7.29m ²
Bedroom No. 2 with stove,	3.80m x 3.40m	12.92m ²
Outhouse, attached to main building, sub-divided in 2 units, suitable for further conversion	3.20m x 2.40m + 3.20m x 4.00m	20.48m ²
TOTAL		87.21m ²

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Wood effect tiles flooring throughout for easy cleaning

Heating: By solid fuel stoves

Services: Mains water, septic tank and mains power.

The property is in good decorative order, ready to occupy and comes fully furnished.

Grounds: Circa 1/2 acre of lawns with natural boundary hedging and some mature trees.

Eircode: F56DA24

Folio: SL 18510

BER: G

BER No: 119320869

Price Guide: € 185.000

View by appointment with sole selling agents

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