

**8 Stoneparks, Ballymote, Co. Sligo**

**BER C3**

**3 Bedroom Semi Detached House 104 m<sup>2</sup> / 1,120 ft<sup>2</sup>**

**Guide Price: €85,000**



***Well located 3 bedroom semi detached house, convenient to many services in Ballymote town centre. In good condition throughout, this property is for sale with tenants in situ.***

## Accommodation

Entrance Hall	4.80 x 2.10 m	
Living Room	4.60 x 3.90 m	Solid wood flooring. Fireplace.
Kitchen / Dining Room	6.80 x 3.60 m	Tile & wood flooring. Patio door - west facing garden.
Guest WC	0.75 x 2.00 m	Tile flooring.
Bedroom No.1	3.40 x 3.65 m	Fitted wardrobes. Laminate wood flooring. En-suite off.
Shower En-suite	2.10 x 1.20 m	Part tiled. Electric shower.
Bedroom No.2	3.50 x 3.40 m	Fitted wardrobes. Laminate wood flooring.
Bedroom No.3	3.20 x 2.30 m	Fitted wardrobes. Laminate wood flooring.
Bathroom	2.10 x 2.10 m	Tile flooring

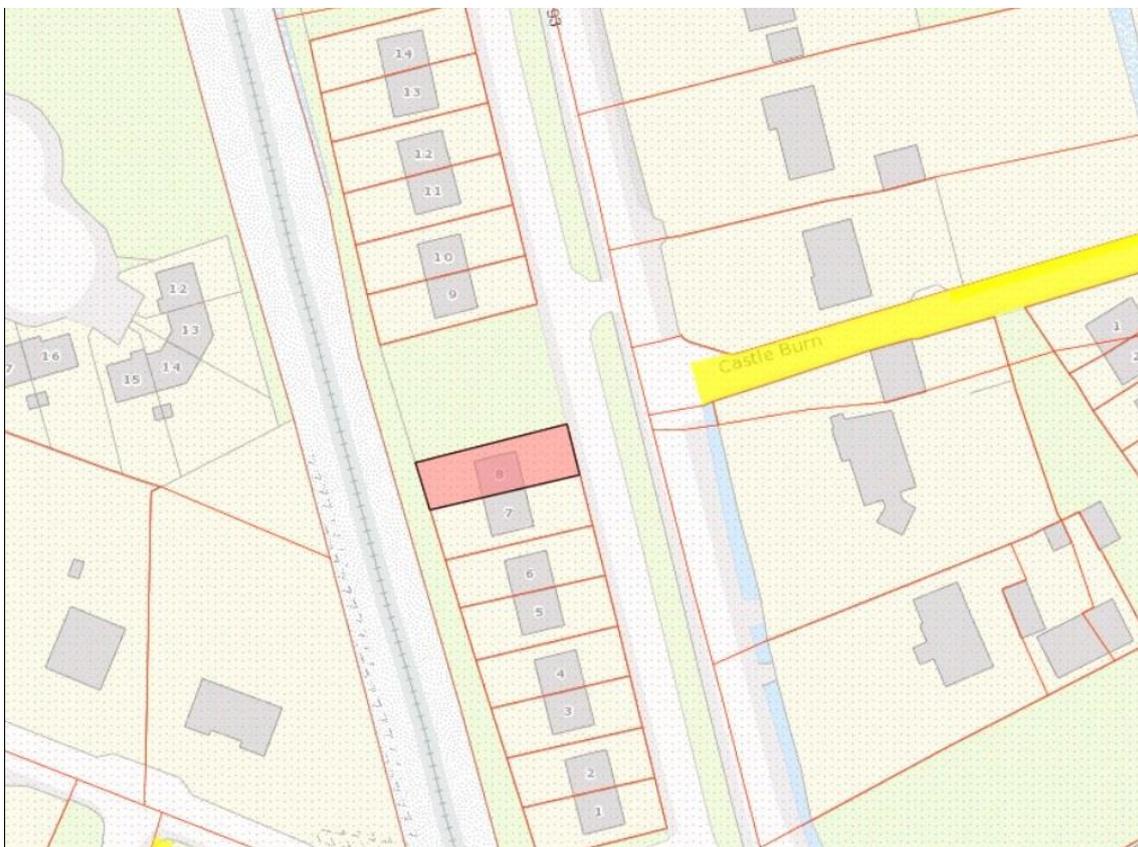
## Features

- For sale with tenants in situ. Current rent €7,200 per annum (€600 per month)
- Good location in small development on main Sligo road, within short walking distance of Ballymote town.
- Spacious gardens to front and rear. Private west facing rear garden.
- Driveway with off-street parking.
- Oil Fired Central Heating. \* Double glazed uPVC windows.
- Mains services.

**BER Details:** BER: C3

BER No 113173215

Energy Performance Indicator: 206.67 kWh/m<sup>2</sup>/yr





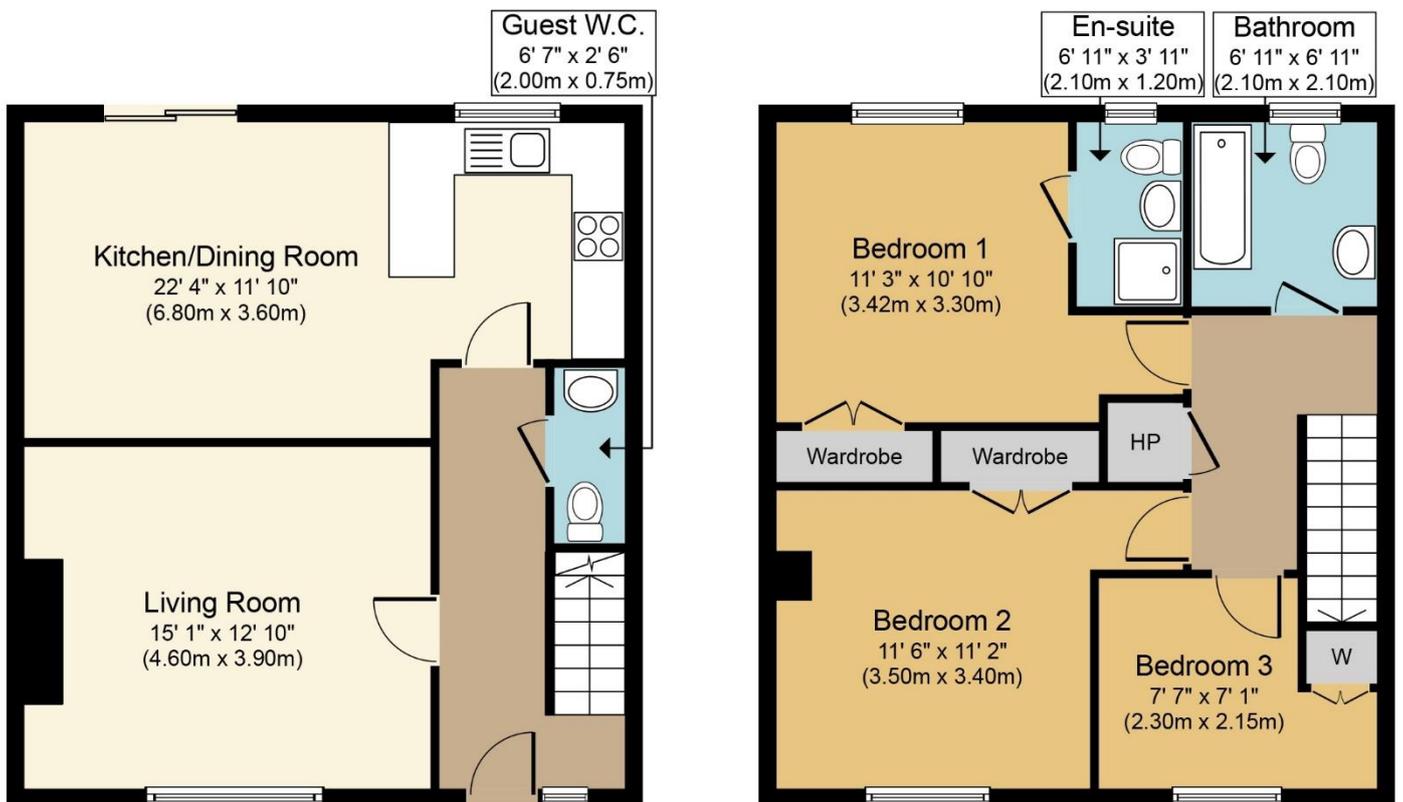
**Contact Negotiator**

Mark Mulholland

T: 071 9142845 M: 087 2629464

E: mulholland@propertypartners.ie

**Floor Plan – For Indicative Purposes Only**



Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Mulholland