

Knockbeg West, Collooney, Co. Sligo F91 K2V0

BER D1

3 Bedroom Bungalow 183 m² / 1,970 ft²

Guide Price: €259,000



Wonderful, detached 3 bedroom bungalow, situated in an idyllic private location only 1.5 km from Collooney town. This lovely residence has charm and character in abundance, set on a large, mature, one acre site enjoying views of the surrounding countryside. There is easy access to a host of amenities in nearby Collooney, whilst Sligo town is only a short drive away.

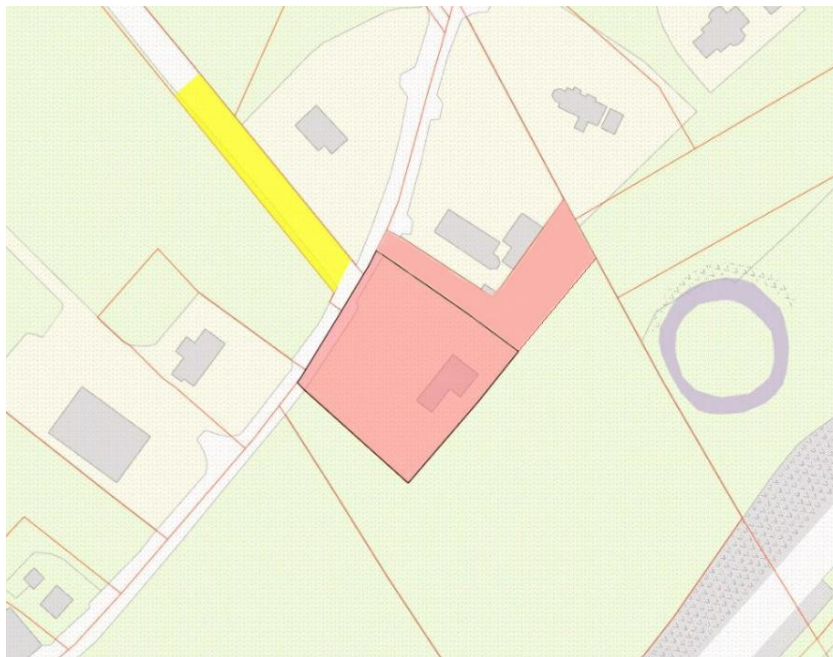
This is a outstanding opportunity to purchase a property with so much to offer. Early viewing is highly recommended.

Accommodation

Entrance Hall	5.0m x 2.0m & 7.3m x 1.2m	Cork tile flooring.
Living Room	5.0m x 4.0m	Laminate wood flooring. Fireplace.
Dining Room	5.0m x 4.3m	Cork tile flooring. Fireplace with back boiler
Kitchen / Breakfast Room	4.8m x 3.2m	Tile floor. Integrated dishwasher. Store room off.
Bedroom No.1	4.0m x 3.7m	WHB
Bedroom No.2	3.0m x 3.7m	Laminate wood flooring.
Bedroom No.3	3.7m x 2.8m	Laminate wood flooring. Fitted wardrobes.
Shower Room	2.4m x 1.9m	Fully tiled. Power Shower.
Store Room	4.6m x 3.8m	Includes oil boiler, well water pump & treatment system.
1st Floor		
Store Room No.1	5.0m x 3.7m	
Store Room No.2	4.1m x 3.7m	

Features

- Oil fired & solid fuel C.H.
- Double glazed uPVC windows.
- Large secluded 1 acre site with mature garden, trees and shrubs. South facing patio.
- Private well bored 2018 * Private septic tank.
- Upgraded insulation. Walls pumped c. 2002. Attic insulation upgrade in 2018.
- High speed broadband available in area.
- Light fittings, blinds included.
- BER: D1 BER No: 116828161 Energy Performance Indicator: 240.51 kWh/m²/yr



Entrance Hallway



Living Room



Dining Room



Kitchen



Bedroom No.1



Bedroom No.2



Shower Room



Garden





Floor Plan – For Indicative Purposes Only



Contact Negotiator

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