

**Urlar, Drumcliffe, Co. Sligo F91 E6V9**

**BER C2**

**4 Bedroom Res 212 m<sup>2</sup> / 2,281 ft<sup>2</sup> & Apt 50 m<sup>2</sup> / 538 ft<sup>2</sup>**

**Guide Price: €479,000**



***Beautifully presented, 4 bedroom detached residence situated in ever popular north Co. Sligo. This wonderful property enjoys breathtaking panoramic views of Benbulbin Mountain, and is only minutes drive from the many beaches and outdoor amenities in the immediate locality, whilst all services are available in nearby Sligo town & Carney & Grange villages. Set on a large, mature 1.1 acre landscaped site, the residence is accessed via an impressive 150 metre driveway. The layout of the home is perfect for modern family living, and in addition to the main house is a substantial two storey detached building suitable for a range of uses including private self contained living accommodation / home office / gym / studio etc.***

## Accommodation

|                           |             |  |
|---------------------------|-------------|--|
| Entrance Hall             | 3.9m x 3.9m | Solid wood flooring. Double height ceiling.  |
| Living Room / Dining Room | 8.5m x 4.4m | Solid fuel stove. Raised floor in dining area – solid wood flooring. French doors to south facing deck area. |
| Kitchen                   | 5.1m x 3.9m | Tiled floor. Solid oak fitted kitchen with integrated appliances. Portable kitchen island.                   |
| Family Room               | 3.7m x 2.8m | Tiled floor. Patio door to south facing rear garden.   |
| Bedroom No.4              | 3.7m x 2.8m |  |
| Utility Room              | 3.7m x 2.7m | Tiled Floor.   |
| Shower Room               | 1.6m x 1.4m | Fully tiled. Electric shower.  |

### 1<sup>st</sup> Floor

|                |             |                                       |
|----------------|-------------|---------------------------------------|
| Bedroom No.1   | 4.8m x 3.9m | Solid wood flooring. Ensuite off.     |
| Shower Ensuite | 2.1m x 1.8m | Solid wood flooring. Electric shower. |
| Bedroom No.2   | 4.5m x 4.3m | Solid wood flooring.                  |
| Bedroom No.3   | 4.5m x 2.7m | Solid wood flooring.                  |
| Bathroom       | 2.6m x 2.5m | Solid wood flooring.                  |
| Steam Room     | 2.3m x 1.4m | Fully tiled unit. Includes shower.    |

### Apartment / 'Granny Flat'

|                   |             |  |
|-------------------|-------------|--|
| Kitchen / Living  | 6.2m x 4.0m | Laminate wood flooring. Fitted kitchen with all appliances included (Dishwasher, washing machine, fridge / freezer & gas hob & electric oven). |
| Bedroom           | 3.8m x 3.0m |  |
| Shower En-suite   | 2.2m x 2.2m |  |
| Walk in Hot Press | 1.7m x 1.7m |  |

## Features

- Oil fired C.H. \* Zonal heating. \* Solid fuel stove.
- Newly installed independent Oil Fired C.H. in Apartment / 'Granny Flat'
- Double glazed uPVC windows throughout.
- Large 1.1 site with mature lawns, trees and shrubs. South facing decking area. Garden store.
- Built 2004.
- Mains water. \* Private septic tank – new treatment system installed 2023.
- Alarm system. \* High speed broadband available in area.
- Stira staircase to floored attic. Generous head height.
- Light fittings, blinds, cuttrains and all appliances included.
- Furnishings optional.
- Located c. 5.5 km from Grange village & c. 9 km from Sligo town.
- Located close to beautiful beaches at Streedagh, Lissadell & Mullaghmore amongst others.
- BER: C2                      BER No: 116128406                      Energy Performance Indicator: 184.92 kWh/m<sup>2</sup>/yr

**Entrance Hall**



**Living Room**



**Kitchen**



**Bedroom No.2**



**Decking To Rear**



**Rear of Residence**



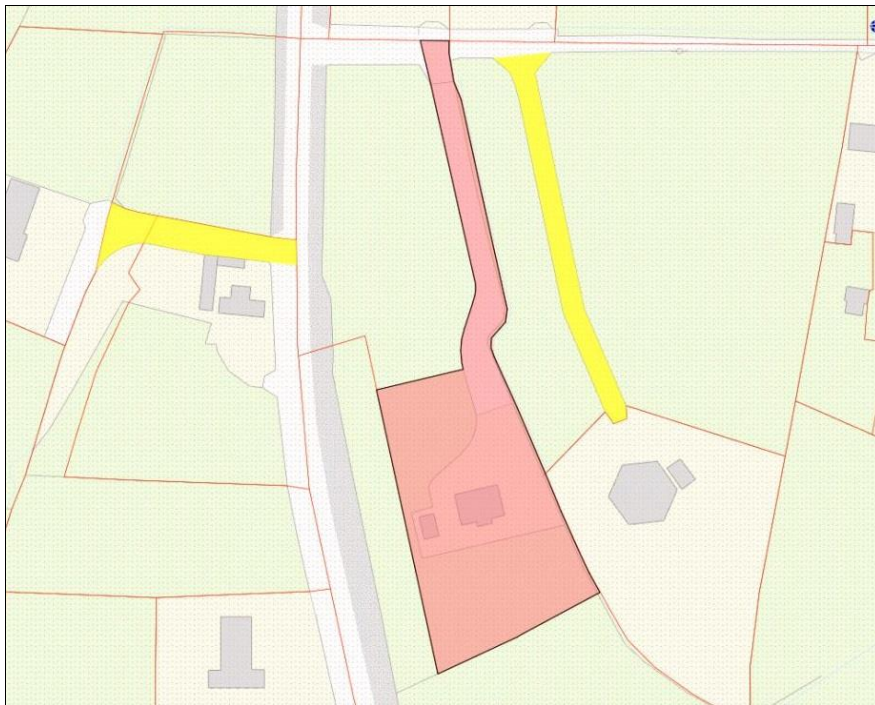
**Driveway**



## Apartment / Granny Flat

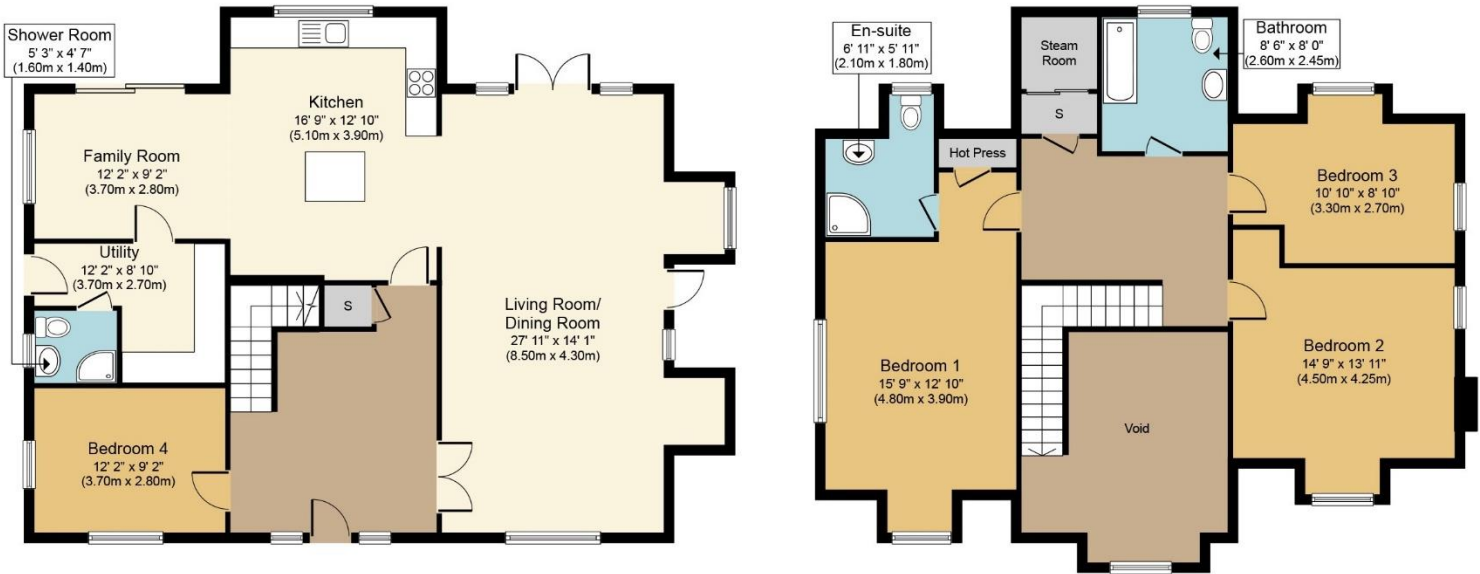


## Site Map

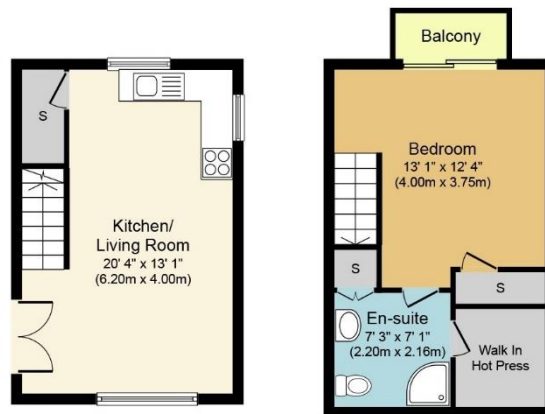


# Floor Plan – For Indicative Purposes Only

## Main Residence



## Apartment / 'Granny Flat'



## Contact Negotiator

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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