

No.1 Green Road, Coolaney, Co. Sligo F56 W704
3 Bedroom Semi Detached House 110.8 m² / 1,192 ft²
Guide Price: €180,000

BER C1



Quite spacious 3 bedroom semi detached residence, situated on the edge of Coolaney village, an increasingly popular satellite village of Sligo town which is only 11 miles away. There are many services and outdoor amenities in the immediate locality, whilst all services are available in nearby Sligo & Collooney. The residence is set on a generous site with lawns to front, side and rear. Driveway and parking is to the rear of the residence. This is a terrific investment opportunity or an ideal family home.

Accommodation

Entrance Hall	4.6m x 2.5m	Tiled floor. Guest WC off.
Living Room	4.0m x 4.6m	Laminate timber flooring. Feature fireplace.
Kitchen / Dining Room	6.5m x 3.8m	Tiled floor. Patio door to rear.
Guest WC	1.7m x 1.4m	Tiled floor.

1st Floor

Bedroom No.1	4.6m x 4.2m	Laminate timber flooring. Ensuite off.
Shower Ensuite	2.5m x 0.9m	Fully tiled. Electric shower.
Bedroom No.2	4.2m x 3.3m	Laminate timber flooring.
Bedroom No.3	3.0m x 2.5m	Laminate timber flooring.
Bathroom	2.5m x 1.8m	Fully tiled.

Features

- Oil fired C.H. * Zonal heating.
- Double glazed uPVC windows throughout.
- Generous site with lawn to front, side and rear. Timber garden store.
- Driving & parking to rear. Fully walled boundary.
- Built 2006.
- Mains services
- High speed broadband available in area.
- Light fittings, blinds, curtains and all integrated appliances included.
- Furnishings optional.
- Located c. 18 km (11 miles) from Sligo town & c. 9 km (5.5 miles) from Collooney.
- Many terrific local outdoor amenities including the National Mountain Bike Centre & the Sligo Camino.
- BER: C1 BER No: 100873603 Energy Performance Indicator: 170.67 kWh/m²/yr



Living Room



Kitchen / Dining Room



Bedroom No.1



Bedroom No.2



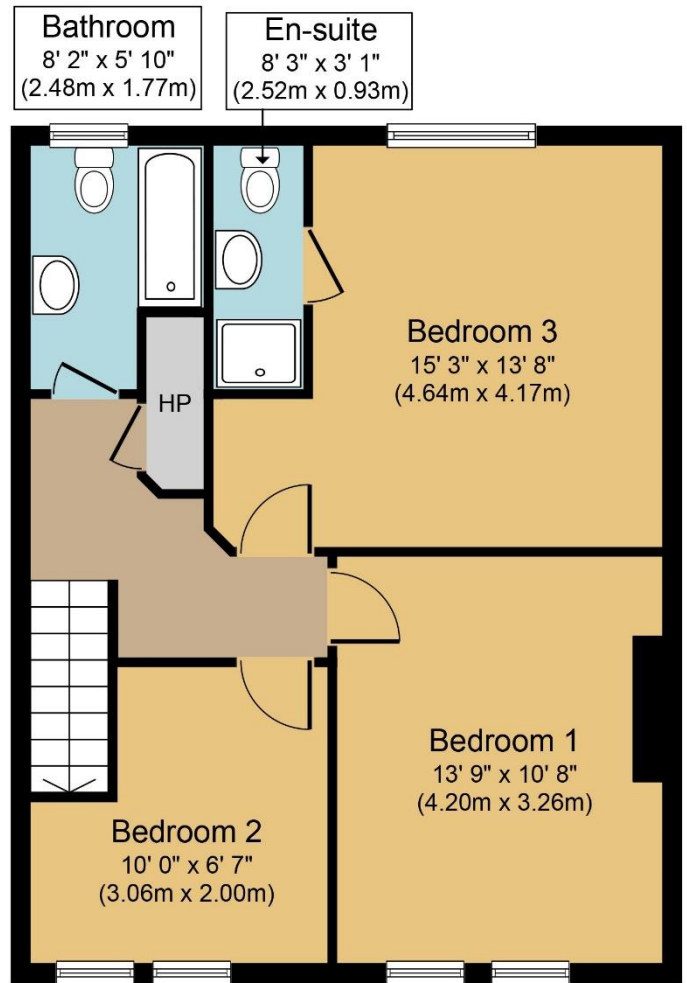
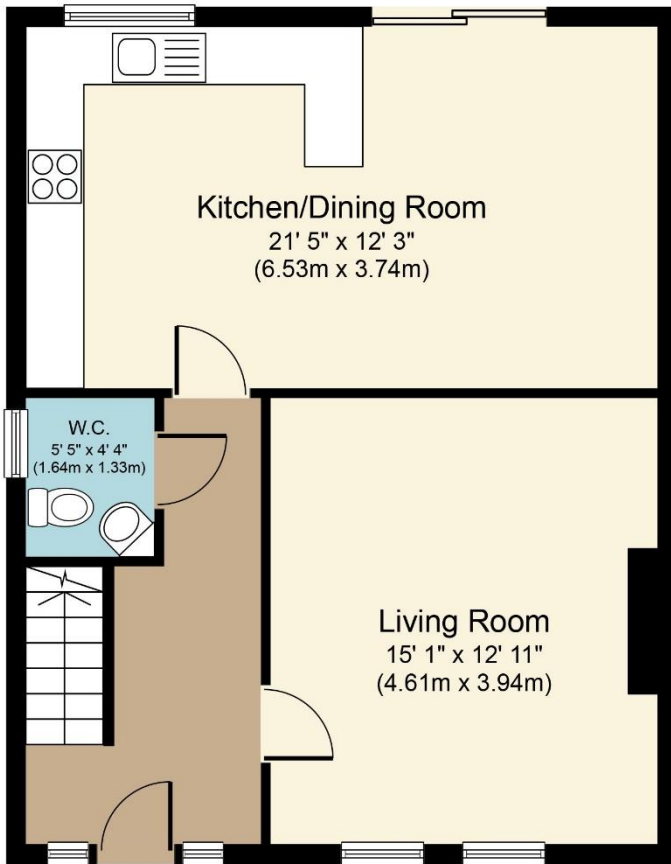
Bathroom



Rear Driveway



Floor Plan – For Indicative Purposes Only



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