

**20 Cois Abhainn, Collooney, Co. Sligo. F91 TR98**

**BER C3**

**3 Bed Semi Detached House 120 m<sup>2</sup> / 1,290 ft<sup>2</sup>**

**Guide Price: €150,000**



**3 bedroom semi detached residence, set in this well located residential development along the banks of the Owenmore River.**

**This lovely property is situated within a short stroll of the many amenities in Collooney town, and close to the train station with regular daily services to Sligo.**

## Accommodation

Entrance Hall	1.5m x 9.2m	Wood flooring. Guest WC & Cloakroom off
Living Room	4.7m x 7.7m	Large triangular shape room, with door to rear garden. Wood flooring.
Kitchen / Dining Room	4.2m x 3.4m	Tile flooring.
Guest WC	2.1m x 1.1m	Fully tiled.
Bedroom No.1	3.1m x 3.9m	Fitted wardrobe. Wood flooring. En-suite off.
Shower En-suite	2.4m x 0.9m	Fully tiled.
Bedroom No.2	4.3m x 3.1m	Fitted wardrobe
Bedroom No.3	3.8m x 3.1m	Fitted wardrobe. En-suite off.
Shower En-suite	2.5m x 0.9m	Fully tiled
Bathroom	2.7m x 1.8m	Fully tiled. Electric shower.

## Features

- Double glazed uPVC windows.
- New uPVC front door.
- Gas Fired CH.
- Gated development serviced by CCTV. Well maintained grounds.
- Ample car parking.
- Walking distance to train station and many local amenities.
- Mains services.
- Annual Management Company charge c. €600 p.a.

## BER Details

BER: C3

BER No.106747306

Energy Performance Indicator:213.54 kWh/m<sup>2</sup>/yr





**Entrance Hall**



**Living Room**



**Kitchen / Dining**

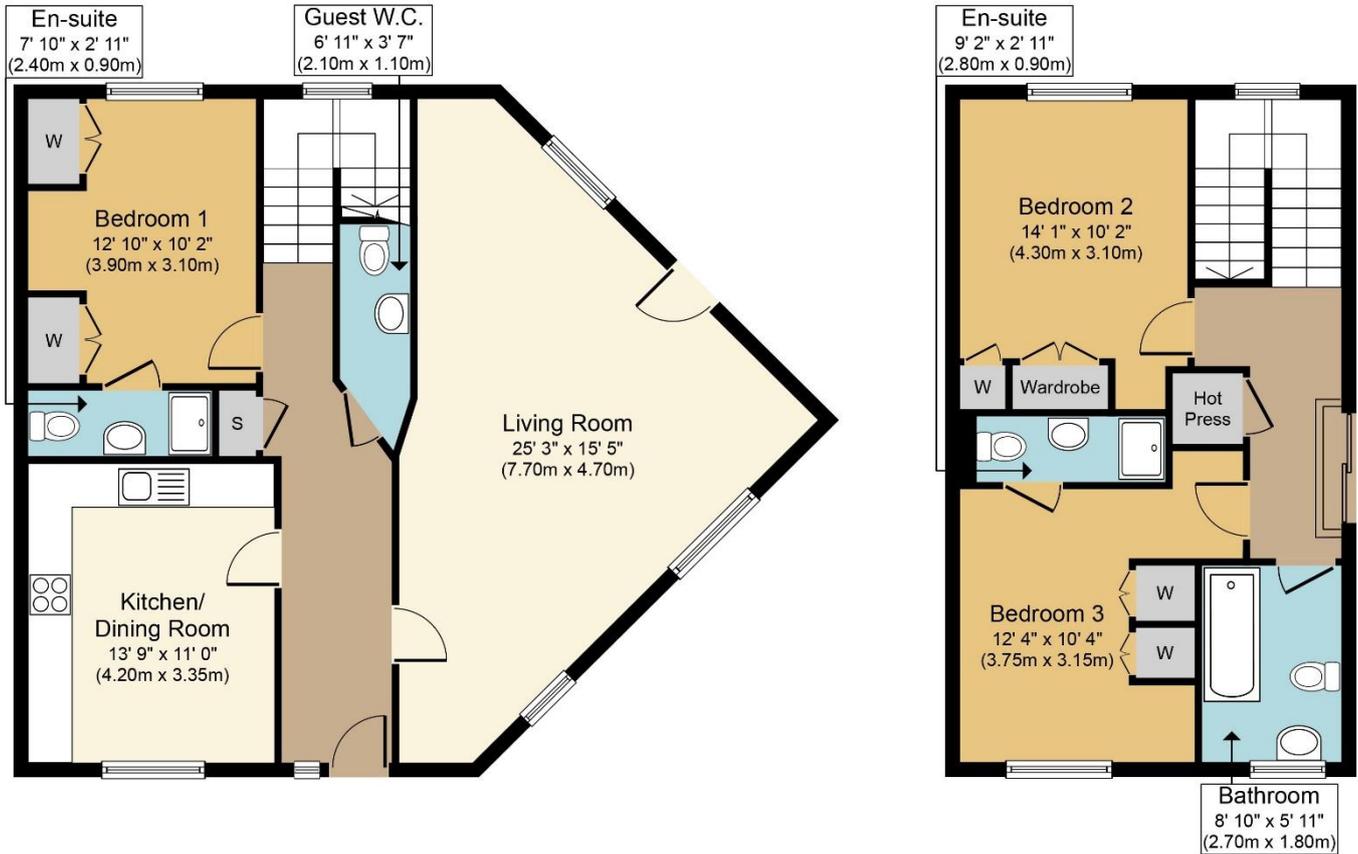


**Bedroom No.1**



**Bedroom No.3**

## Floor Plan – For Indicative Purposes Only



### Contact Negotiator

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