



Bryan J Corcoran

071 9150155 087 2449053
bjcor@eircom.net www.corcoranauctioneers.com

For Sale by Private Treaty



'ANNACARA', BALLINODE, SLIGO, F91 X9K8

Attractive 4 Bed Bungalow Residence and garage
on a large site in a most convenient location.
The Residence is close to Sligo University Hospital,
Sligo Institute of Technology,
Sligo Grammar School, Carbury Primary School.
The property is in an excellent state of repair
and it extends to 120 mtrs sq [1290 sq ft] .

VIEWING STRONGLY RECOMMENDED

ACCOMMODATION:

Entrance Hall 14'7" (4.45m) x 3'4" (1.02m)
Carpet.

Lounge 13'6" (4.11m) x 12'10" (3.91m)
Open fireplace with cast iron insert. Mahogany surround.
Carpet. Feature Bay window.

Kitchen / Dining Room

Dining Area 12'1" (3.68m) x 10'2" (3.1m)
Carpet

Kitchen 13'6" (4.11m) x 12'0" (3.66m)
Fully fitted Oak Units. Integrated hob, oven, dishwasher.
Recessed lighting. Tiled floor and splashback.

Utility Room 10'0" (3.05m) x 5'5" (1.65m)
Tiled floor. Fitted units. Plumbed. Rear door.

WC 6'4" (1.93m) x 2'10" (0.86m)
WC and WHB. Fully tiled.

Bedroom 1 11'6" (3.51m) x 10'0" (3.05m)
Master bedroom. Carpet. Sliderobe. Feature Bay window.

En Suite 5'3" (1.6m) x 5'3" (1.6m)
Fully tiled.

Bedroom 2 12'0" (3.66m) x 9'6" (2.9m)
Double room. Carpet. Sliderobe.

Bedroom 3 12'0" (3.66m) x 9'6" (2.9m)
Double room. Carpet. Sliderobe.

Bedroom 4 10'0" (3.05m) x 8'3" (2.51m)
Single room. Carpet. Feature Bay window.

Bathroom 9'6" (2.9m) x 7'0" (2.13m)
Fully tiled. Electric shower. Recessed lighting.

Hotpress 3'3" (0.99m) x 2'10" (0.86m)
Shelved.

Garage 21'8" (6.6m) x 20'4" (6.2m)
Roller door.



1 Old Market Street Sligo County Sligo

Tel: 071 915 0155 | Mobile: 087 2449053 | Email: bjcor@eircom.net

<http://www.corcoranauctioneers.com>

SPECIAL FEATURES:

- Residence in an excellent state of repair
- Central location close to all amenities and services
- Walking distance from Sligo City Centre
- Maintenance free exterior
- uPVC double glazed windows and doors
- Aluminium soffit and fascia
- OFCH
- Landscaped gardens front and rear - walled in garden
- Parking to front and rear of residence
- Spacious garage
- Alarm

SIZE: 120 mtrs sq [1290 sq ft]

BER D1

BER No: 103454740

EPI: 252.23 kWh/m²/yr

AMV: €280,000

