



## ***Bryan J Corcoran***

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### **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.



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## 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 No:** 103454740

**EPI:** 252.23 kWh/m2/yr

**AMV:** €280,000

