

**FOR SALE**  
**Mullaghroe**

**Gurteen**

**Co. Sligo F56KC99**

**PRICE REGION: EXCESS OF €120,000**



Property Reference: S2149



Three bedroom bungalow residence on the outskirts of Gurteen, Village, Co. Sligo. In excellent condition throughout with panoramic views of surrounding countryside and Keash hill. Accommodation includes reception hallway, sitting room, living room, kitchen/dining room, bedrooms three in all and bathroom.

Viewing comes highly recommended.

To arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

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<i><b>Room</b></i>	<i><b>Area (Approx)</b></i>	<i><b>Room Details</b></i>
<i><b>Reception Hallway</b></i>	<i><b>11'10" x 4'</b></i>	<i><b>Doorway, wooden flooring</b></i>
<i><b>Sitting Room</b></i>	<i><b>13'10" x 11'2"</b></i>	<i><b>Wooden flooring, cast iron fireplace with wooden surround</b></i>
<i><b>Living</b></i>	<i><b>14'5" x 11'10"</b></i>	<i><b>Wooden flooring, built in units, Stanley solid fuel range, window overlooking panoramic views of rolling countryside, hotpress (airing cupboard off)</b></i>
<i><b>Kitchen/Dining Room</b></i>	<i><b>15' x 15'</b></i>	<i><b>Tiled flooring, cooker hob, dishwasher, fully fitted kitchen units, marble worktops, Belfast sink</b></i>
<i><b>Bedroom 1</b></i>	<i><b>9'3" x 8'6"</b></i>	<i><b>Wooden flooring, built in Sliderobes</b></i>
<i><b>Bedroom 2</b></i>	<i><b>13'11" x 7'3"</b></i>	<i><b>Wooden flooring</b></i>
<i><b>Bedroom 3</b></i>	<i><b>10'5" x 9'2"</b></i>	<i><b>Wooden flooring, fully fitted wardrobes</b></i>
<i><b>Bathroom</b></i>	<i><b>8' x 6'</b></i>	<i><b>Toilet, wash hand basin, bath, tiled flooring, part wall tiling</b></i>

#### **OTHER FEATURES**

- ***3 bay shed open to one side 31' x 16'6"***
- ***Solid fuel heating***
- ***Raised timber decking patio area to side***
- ***Tarmacadamed drive extends to rear***
- ***Traditional stone wall to rear and side boundaries***
- ***Block wall to front***
- ***Range of trees and shrubbery beds***
- ***View of Keash hill from front of property***
- ***Garage to front with double doors 16' x 10'***
- ***Elevated site***
- ***Gated driveway***

**RECEPTION HALLWAY**



**SITTING ROOM**



**LIVING ROOM**



**KITCHEN/DINING ROOM**



**BATHROOM**



**REAR OF PROPERTY**



**COVERED PATIO AREA TO REAR**



**RAISED PATIO AREA**



**3 BAY OPEN SHED**



**GARAGE TO FRONT**



**FRONT OF PROPERTY**



**FRONT OF PROPERTY**

