

***Mullaghmore, Co. Sligo. F91 VX34***  
***3 Bed Detached Bungalow 106 m<sup>2</sup> / 1,140 ft<sup>2</sup>***  
***Guide Price: €230,000***

**BER** **E1**



***Well presented 3 bedroom bungalow with detached garage in the beautiful seaside village of Mullaghmore, in north Co. Sligo. There are excellent sea views at the rear of the 0.3 acre site. Walking distance to the wonderful beach and seafront. Gardens front and rear.***

## Accommodation

Entrance Hall		Timber flooring
Living Room	6.0 m x 4.2m	Plus Bay Window 2.5m x 0.5m. Feature fireplace. Timber flooring.
Kitchen / Dining Room	7.3m x 3.2m	Oil fired range. Tiled floor. Patio door to south facing rear garden.
Bathroom	2.9m x 2.1m	Fully tiled.
Bedroom No.1	3.7m x 2.9m	Shower En-suite & Walk-in wardrobe off.
En-suite	2.1m x 1.5m	Fully tiled. Electric shower.
Bedroom No.2	3.4m x 3.3m	
Bedroom No.3	3.4m x 3.3m	

## Features

- Double glazed uPVC windows.
- 0.3 acre site - excellent sea views at rear of site.
- Oil fired central heating - 'Stanley' oil fired range in kitchen.
- Walking distance to seafront and beach.
- Connected to mains services.
- Pine internal joinery - doors, architraves & skirting.
- Detached garage.

## BER Details

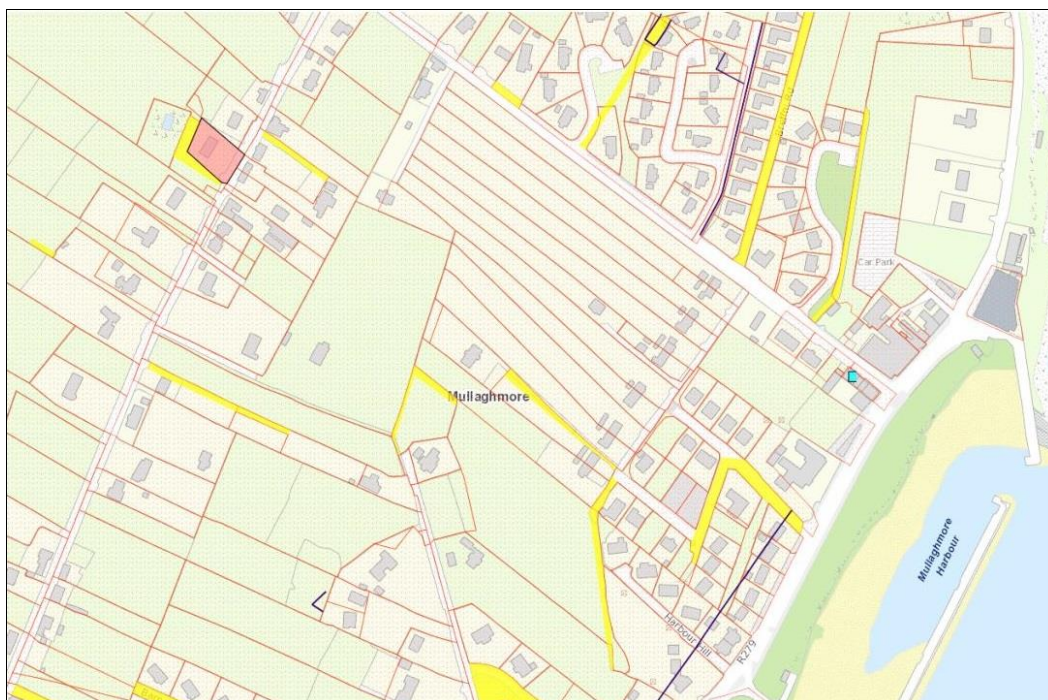
BER: E1

BER No.111656328

Energy Performance Indicator: 316.02 kWh/m<sup>2</sup>/yr

## Location

Located on an elevated site to the north west of Mullaghmore village pier and seafront.





***Living room***



***Kitchen / Dining Room***



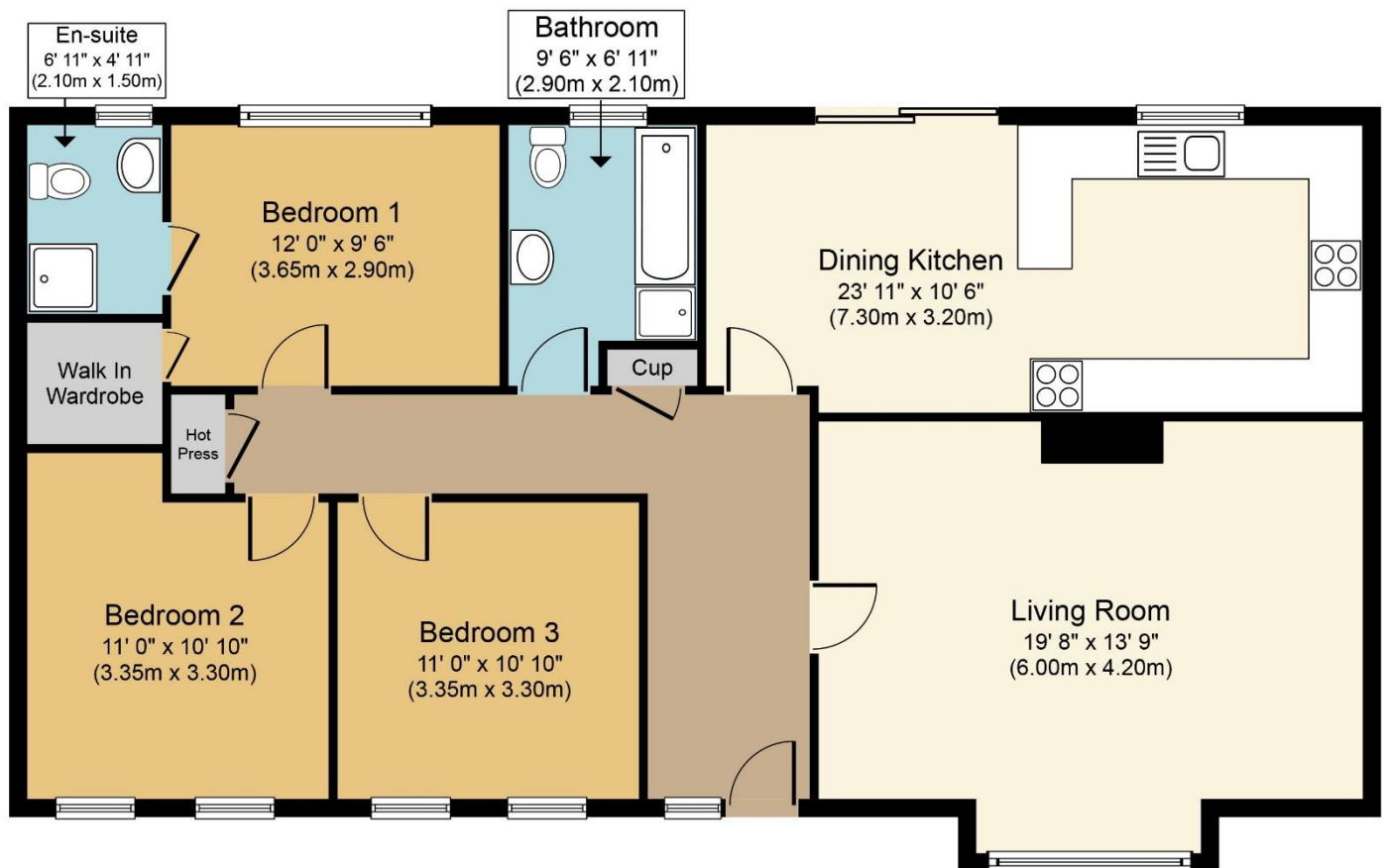
***Bedroom No.1***



***Garage***



## Floor Plan – For Indicative Purposes Only



### Contact Negotiator

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