

An ultra-contemporary home offering views of the Atlantic Ocean.

Ballinfull, Co. Sligo, F91 X2K5



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## About this property

Lislary is an ultra-contemporary property offering wonderful 180-degree views across the Atlantic Ocean. Built in 2009, the house features extensive, stylish and luxurious accommodation extending to about 2,285 sq ft / 212 sq m. Accessed off a quiet country road, an electric gated entrance leads onto a gravelled driveway and a parking area beside the house. The front door opens into an impressive entrance hallway featuring floor to ceiling glass windows and marble flooring. The home has been cleverly designed to separate the living and bedroom areas while allowing both spaces to flow effortlessly. The entrance hall connects to a hallway which provides access to the sitting room and the office. The sitting room has feature gas fireplace. The office provides flexible accommodation. A standout feature of the property is the impressive open plan kitchen/living/dining room which is an ideal space for relaxation and entertaining guests while enjoying the expansive views across the Atlantic Ocean. The kitchen is fitted with an island unit along with built in cupboard units for ample storage. The living/dining area enjoys a pitched roof and a stone feature wall. A fully equipped utility room is conveniently situated off the kitchen and it allows access out towards the BBQ area, patio terrace and the gardens. The bedroom accommodation is accessed from a separate hallway off the entrance

hall and includes a splendid master bedroom ensuite with a walk-in wardrobe. There are two further bedrooms, one of which is ensuite, featuring fitted wardrobes. All of the bedrooms enjoy views overlooking the gardens at Lislary. An impressive family bathroom fitted with a shower unit and jacuzzi services the bedroom accommodation. A full layout of the accommodation is set out on the accompanying floorplans.

### Outbuildings

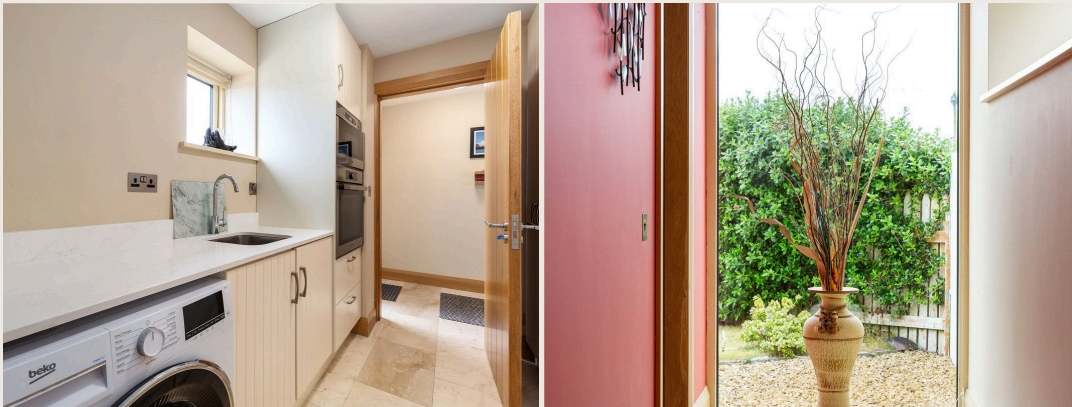
The double garage extends to 625 sq ft / 58 sq m and has electric roller doors and two separate storage rooms. A covered BBQ area completes this building.

### Gardens & Grounds

Lislary features well-maintained gardens which are mainly composed of lawned areas. An impressive stone garden feature is located at the front of the property. For entertaining and summer outdoor dining, there is a BBQ area and patio terrace which both benefit from a south-facing orientation. The patio area is bordered by a neatly planted rockery. In all the gardens extend to about 1.6 acres / 0.65 hectare.

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## Plans

 2285 sq ft



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## Local Area

Sligo, nestled between Mayo, Leitrim and Donegal, combines a vibrant urban centre with stunning natural beauty. It offers a wide range of services, amenities, cultural activities and educational opportunities. Situated on the wild Atlantic way, Sligo is renowned for its rugged coastlines, towering cliffs and sandy beaches. The villages of Grange (8.4 km) and Cliffony (16 km) offer everyday services and include restaurants, coffee shops, bars and a supermarket.





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## Enquire



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