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For Sale by Private Treaty



RANAGHAN, BALLINACARROW, CO SLIGO

Exceptional Detached 4 Bed Residence with Garage.

This very fine property sits on 0.7 Acre site with manicured grounds to the front and rear of the residence. This desirable Residence has a superior specification fit out. Features include extensive hardwood finishes throughout.

The house is in pristine condition.

VIEWING STRONGLY RECOMMENDED

BY APPOINTMENT WITH AGENT

ACCOMMODATION:

Entrance Hall 14'0" (4.27m) x 7'9" (2.36m)

Tiled, decorative coving

Lounge 14'6" (4.42m) x 14'0" (4.27m)

Solid Oak floor, doors and skirting. Open fire with Oak and Granite surround. Recessed lighting. Centre piece.

Family Room 18'6" (5.64m) x 14'6" (4.42m)

Decorative coving. Centre piece. Fireplace with Stove front. Oak and Granite surround. Solid Oak floor, skirting and doors. Recessed lighting. Double doors, with feature stained glass panel, leading to conservatory and kitchen / dining room.

Conservatory 14'3" (4.34m) x 13'8" (4.17m)

Solid Oak floor, skirting and doors.

Kitchen / Dining Room 23'6" (7.16m) x 14'0" (4.27m)

Kitchen Area: Fully fitted Oak units, tiled floor and splashback. Dishwasher, electric cooker, extractor fan. Recessed lights.

Dining Area: Solid Oak floor. Recessed lights. Patio door, decorative coving.

Rear Hall 7'0" (2.13m) x 4'0" (1.22m)

Tiled floor. Rear entrance.

Utility 9'0" (2.74m) x 7'0" (2.13m)

Utility incorporating WC. Fully tiled. Fully fitted Oak units. Washing machine and dryer.

Study 13'4" (4.06m) x 6'8" (2.03m)

Solid Oak floor.

Landing 21'6" (6.55m) x 7'10" (2.39m)

Oak floor. Stira access to floored attic.

Bedroom 1 14'8" (4.47m) x 13'8" (4.17m)

Master Bedroom. Oak floor.

Walk in Wardrobe 7'6" (2.29m) x 7'2" (2.18m)

En Suite 7'6" (2.29m) x 7'0" (2.13m)

Fully tiled. Electric shower.



Bedroom 2 **14'10"(4.23m) 11'10"(3.63m)**

Double room. Oak floor. Built in wardrobe with vanity unit.

En Suite **5'8" (1.73m) x 5'6" (1.68m)**

Fully tiled.

Bedroom 3 **13'3" (4.04m) x 11'0" (3.35m)**

Double Room. Oak floor. Built in wardrobes with vanity unit.

Bedroom 4 **12'8" (3.86m) x 10'8" (3.25m)**

Double room. Oak floor.

Bathroom **10'6" (3.2m) x 7'0" (2.13m)**

Fully tiled. Electric shower.

Hotpress

Immersion. Shelved

Attic

Floored. Stira stairs.

Garage **22'9" (6.93m) x 16'0" (4.88m)**

Roller door. Floored attic.

SPECIAL FEATURES:

- Outstanding family Residence in superb state of repair
- Feature entrance gates with natural stone wall
- Extensive tarmac drive to front, side and rear of residence
- Wood grain uPVC soffit and fascia
- Paved rear Patio. External power point and water tap.
- High specification fit out with Hardwood finishes throughout
- Landscaped gardens front and rear with lighting features / lamp standards
- uPVC wood grain double glazed windows and doors
- OFCH. Zoned heating.
- Burglar alarm and security lighting. Mains fire alarm.





SIZE: 228 mtrs sq [2454 sq ft]

BER No: 109953646

EPI: 126.63 kWh/m2/yr

AMV: €300000





DIRECTIONS:

Travel from Sligo to Collooney on the N4.
At second roundabout at Collooney take 3rd Exit
onto the Galway road. N17. Travel 6 klms and
take a RIGHT on to L6104.
Travel 0.8 klms and at the fork in the road keep
LEFT and travel 0.4klms.
The house is on the LEFT hand side.

GPS: N54 14.85 W08 56.02

Post Code: F56 P279