

12 Mill Falls, Collooney, Co. Sligo F91 A0E7

BER C1

2 Bed Detached House 107m² / 1,152 ft²

Guide Price: €165,000



Beautifully restored & extended 2 bedroom detached house in this much sought after stylish and well regarded residential development on the banks of the Owenmore River. Conveniently located within walking distance of shops & services in Collooney, and with easy access to Sligo town on N4 dual carriageway.

Accommodation

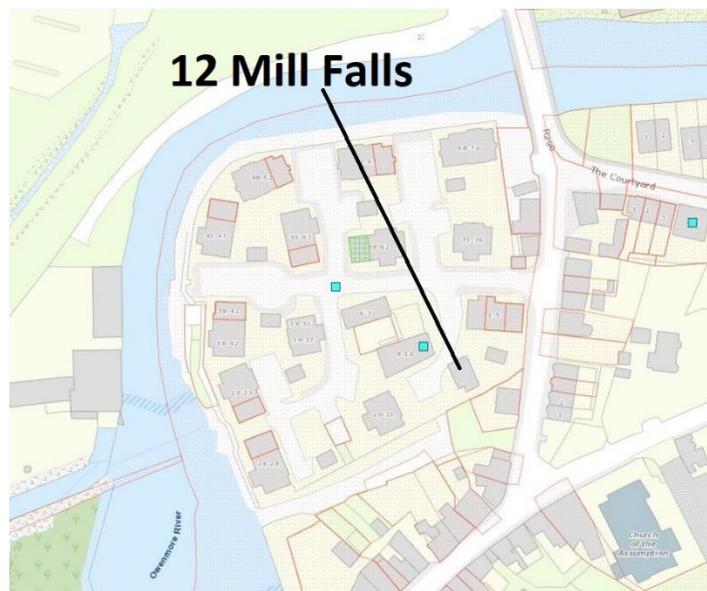
Entrance Hall		Tile floor. Cloak room & Guest WC off.
Guest WC	1.6m x 1.4m	Fully tiled.
Living Room	4.2m x 4.6m	Solid fuel stove. Solid wood flooring. Cloak room off.
Kitchen / Dining Room	4.5m x 4.6m	Solid oak fitted units. Tiled floor. French doors to patio.
Utility Room	2.5m x 2.1m	Solid oak fitted units. Tiled floor.

1st Floor

Bedroom No.1	4.0m x 3.7m	Solid wood flooring. Walk-in Wardrobe & Bathroom En-suite off.
Bathroom En-suite	2.0m x 2.0m	Fully tiled. Power shower.
Bedroom No.2	4.5m x 3.4m	Solid wood flooring.
Shower Room	2.4m x 1.8m	Fully tiled. Power shower.
Hot Press / Store room	1.6m x 1.9m	

Features

- Highly sought after riverside development.
- This lovely cut-stone building was originally used as an office for the former corn mills which occupied the site. It was completely redeveloped & extended in c. 2005.
- Double glazed uPVC windows.
- Solid oak internal joinery – doors, architraves & skirting.
- Gas Fired CH – central storage tank.
- High speed broadband available in area
- Kitchen appliances, curtains, blinds, light fittings & many furnishings included in sale.
- Mains Services.
- BER: C1 BER No: 104941216 Energy Performance Indicator: 159.9 kWh/m²/yr
- Management Company: Collooney Mill Falls Mgm Co. Ltd. Annual Fee: 660





Living Room



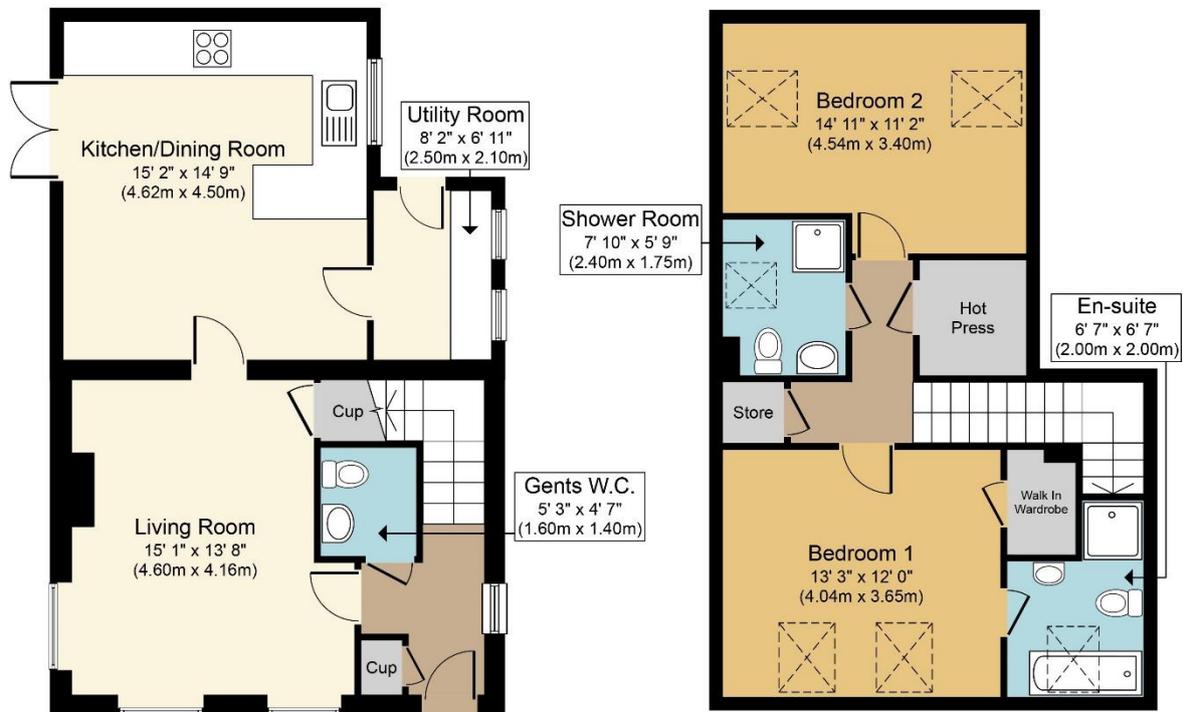
Kitchen / Dining Room



Bedroom No.1



Floor Plan – For Indicative Purposes Only



Contact Negotiator

Mark Mulholland

T: 071 9142845 M: 087 2629464

E: mulholland@propertypartners.ie

**PROPERTY
PARTNERS**

MULHOLLAND

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Mulholland