PROPERTY PARTNERS MULHOLLAND

111 Cloondara, Ballisodare, Co. Sligo F91 R7W5

BER B

4 Bedroom Semi Detached House 111.1 m² / 1,196 ft²

Guide Price: €315,000



We are delighted to introduce No. 111 Cloondara to the market, an attractive four-bedroom semi-detached residence, ideally located in the highly popular village of Ballisodare, only a short drive to Sligo town centre. This superb family home offers beautifully presented accommodation, with an inviting comfortable living room, a bright spacious kitchen / dining room, four bedrooms, two recently remodelled bathrooms and excellent outdoor space to the rear.

The property enjoys a west-facing, fully enclosed rear garden and paved patio, which benefits from afternoon and evening sun.

Cloondara is ideally situated within walking distance of the many amenities available in Ballisodare village, including a popular supermarket, convenience

stores, cafés, pubs and shops, together with a leisure centre, public parks, walking trails and local primary and secondary schools. There is also an excellent bus service providing regular connections to Sligo town, approximately 7 km away while Collooney railway station is within short driving distance.

Accommodation

Entrance Hallway	5.5m x 1.9m	Tiled floor. Extensive understairs storage units
Living Room	5.5m x 3.6m	Solid wood flooring. Feature fireplace with back boiler. Bay window. Fitted shelving. Double doors to Kitchen / Dining.
Kitchen / Dining Room	5.6m x 4.1m	Tiled floor. A spacious and bright room featuring recently installed contemporary fitted kitchen units, with integrated appliances - fridge freezer, dishwasher, hob, oven, & microwave. Patio doors to west facing rear garden and paved patio area.
First floor		
Bedroom No. 1	3.8m x 3.1m	Laminate wood flooring. Extensive fitted 'slide-robe' wardrobes. Bay window. Ensuite off.
Ensuite	1.9m x 1.6m	Fully tiled. Recently remodelled. Quadrant tray with electric shower with rainfall shower head.
Bedroom No. 2	2.6m x 2.4m	Laminate wood flooring. Fitted wardrobe.
Bedroom No. 3	3.2m x 2.4m	Laminate wood flooring.
Bedroom No. 4	3.2m x 3.1m	Laminate wood flooring.
Bathroom	2.3m x 1.7m	Fully tiled. Recently remodelled. Large walk-in shower with rainfall shower head. Heated towel rail.
Hot Press		Insulated cylinder. Shower pump.

Features include:

- Oil fired & Solid Fuel C.H. Energy efficient condensing boiler.
- Double glazed uPVC windows.
- Newly installed composite front door with high grade U-Value.
- Newly insulated walls (pumped) and attic.
- Excellent energy rating – BER B
- Stira stairs to floored attic.
- West facing rear garden and paved patio.
- Fully enclosed rear garden - new timber panel fencing with concrete posts and base panels. Gated side entrance. Off street parking to front.
- Timber garden store c. 3m x 3m
- Mains services.
- Aluminium fascia and soffit
- High speed broadband available in area.
- Sought after residential location.
- BER: B BER No: 103326914 Energy Performance Indicator: 125.49 kWh/m²/y

Entrance Hall





Living Room



Kitchen / Dining Room



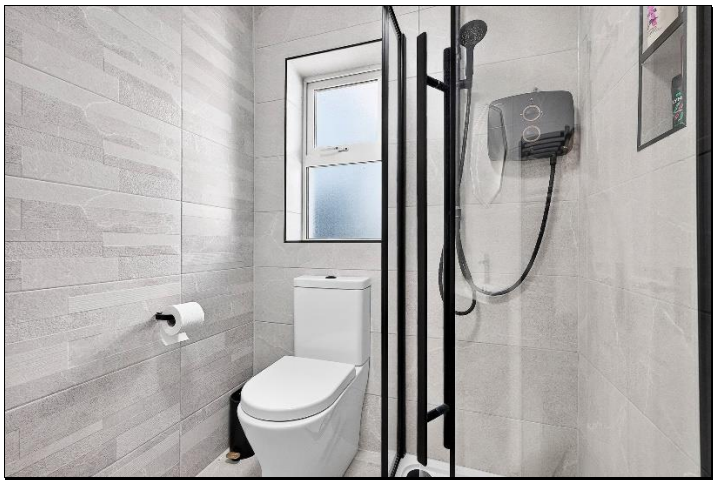
Bedroom No.1



Bedroom No.2



En-suite



Family Bathroom



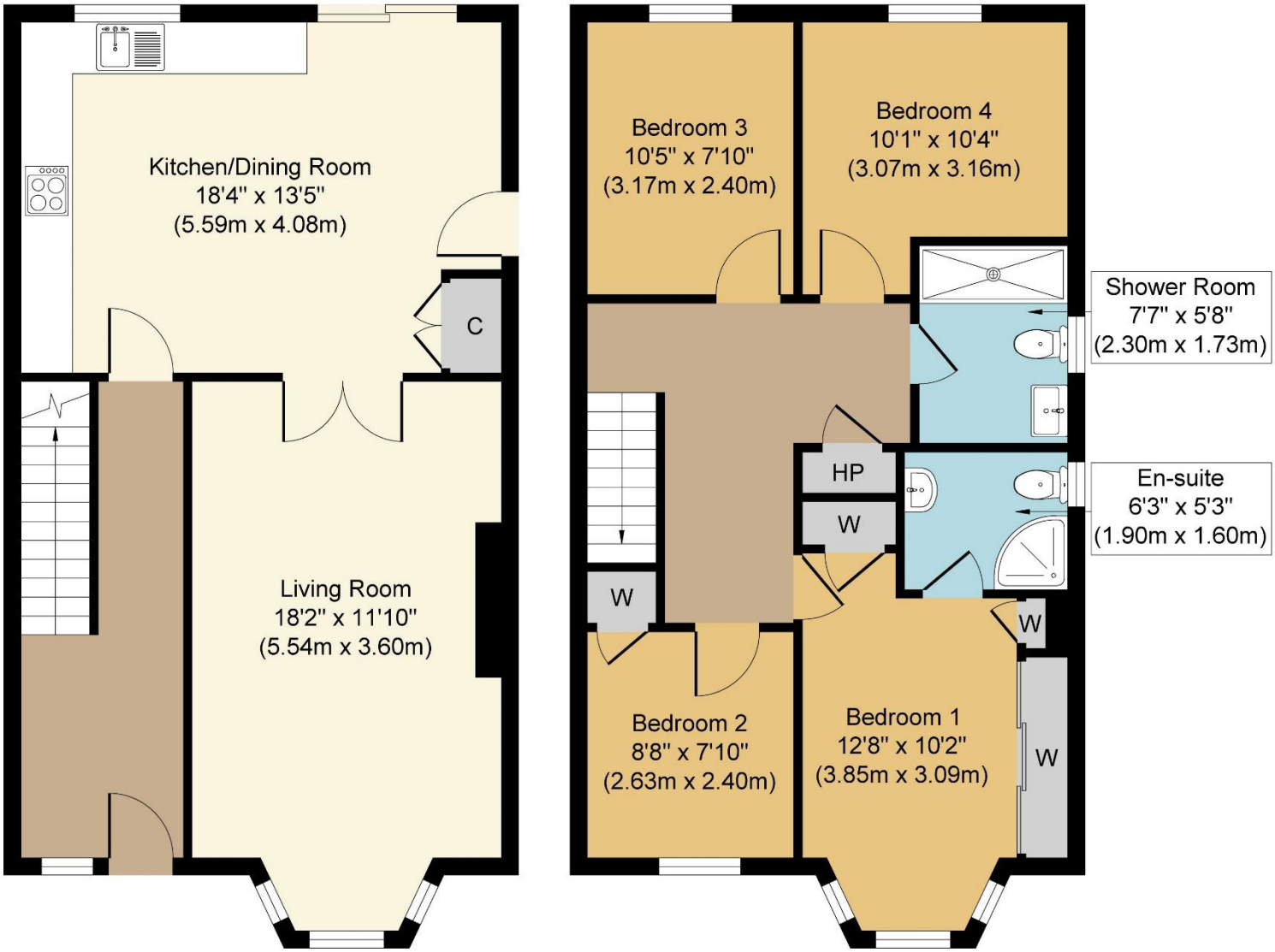
Rear Garden







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