



Bryan J Corcoran

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For Sale by Private Treaty



33 CLEVERAGH ROAD, SLIGO, F91 X7KR

Attractive 5 Bedroom Detached Residence
in a most convenient location 3 minutes from Sligo City Centre.

This spacious home is finished to a high standard
with many attractive features.

Convenient to schools and all amenities and services.

This is an excellent family home.

VIEWING STRONGLY RECOMMENDED

ACCOMMODATION:

ENTRANCE PORCH 7'9" (2.36m) x 7'8" (2.34m)

Tiled floor

ENTRANCE HALL 13'9" (4.19m) x 8'10" (2.69m)

Oak Floor. Decorative coving. 16' 9" (5.1m) x 3'7" (1.0m)

LOUNGE 15'11" (4.85m) x 17'1" (5.21m)

French Pine flooring. Feature Marble fireplace. Decorative coving

KITCHEN / DINING ROOM 14'3" (4.34m) x 12'10" (3.91m)

Kitchen fully fitted. Oak Units. Integrated hob, oven, dishwasher and fridge freezer. Tiled floor and splashback. Decorative coving.

DINING AREA 9'10" (3m) x 7'6" (2.29m)

Pine floor. Decorative coving. Double doors leading to Sun Room.

SUN ROOM 9'9" (2.97m) x 6'5" (1.96m)

Patio door. Pine floor.

UTILITY ROOM 10'5" (3.18m) x 6'5" (1.96m)

Fully fitted. Washer and dryer. Vinyl floor. Rear door.

BATHROOM 11'0" (3.35m) x 6'0" (1.83m)

Fully tiled. WC, WHB, Shower and dresser unit

BEDROOM 1 18'8" (5.69m) x 11'11" (3.63m)

Master bedroom. Pine floor

DRESSING ROOM 10'5" (3.18m) x 12'8" (3.86m)

Carpet. Decorative coving

EN SUITE 5'4" (1.63m) x 11'5" (3.48m)

Fully tiled. WC, WHB and Shower

BEDROOM 2 12'10" (3.91m) x 10'9" (3.28m)

Double room. Laminated floor

EN SUITE 8'10" (2.69m) x 3'10" (1.17m)

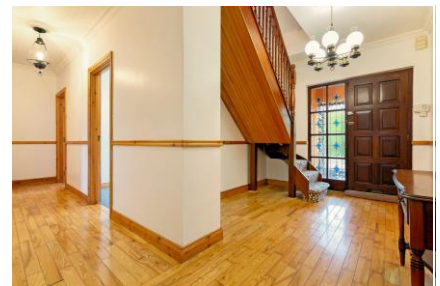
Fully tiled. Electric shower.

BEDROOM 3 10'8" (3.25m) x 8'0" (2.44m)

Carpet. Double room.

LANDING 11'0" (3.35m) x 6'0" (1.83m)

Carpet



BEDROOM 4 13'7" (4.14m) x 16'0" (4.88m)
Double room. Carpet. Walk in wardrobe.

EN SUITE 8'1" (2.46m) x 6'5" (1.96m)
Carpet. WC, WHB and Shower

BEDROOM 5 12'8" (3.86m) x 23'0" (7.01m)
Double room. Timber floor. Built in wardrobe.

EN SUITE
Timber floor. WC, WHB and Electric Shower

GARAGE 14'0" (4.27m) x 13'0" (3.96m)

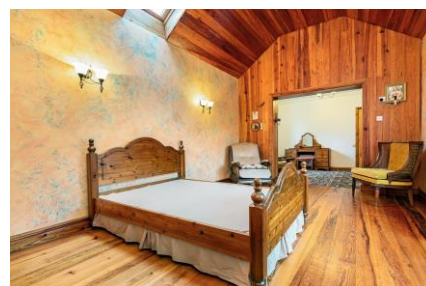
SPECIAL FEATURES:

- Well maintained home in good repair
- Central location 3 minutes from Sligo City Centre
- Spacious 5 Bed 4 En suite residence extending to 201 sq mtrs [2070 sq ft]
- National & Secondary School and all amenities within walking distance
- Mature gardens front & rear
- OFCH. Double glazed windows and doors
- Burglar Alarm
- Maintenance free exterior
- Paved drive & paved rear Patio
- Off street parking



BER NO: 106256084
EPI: 245.92 kWh/m²/yr

AMV: €320,000









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