

'Labrina', Strandhill Road, Sligo F91 C6V4
3 – 4 Bed Dormer Bungalow 137m² / 1,475 ft²
Guide Price: €275,000



Very well located dormer bungalow in this highly sought after residential area, only 1.2 miles from Sligo town centre and within walking distance of schools, shops, public park and many amenities. This is a lovely bright residence with a south facing rear garden. The property requires refurbishment and offers terrific potential.

Accommodation

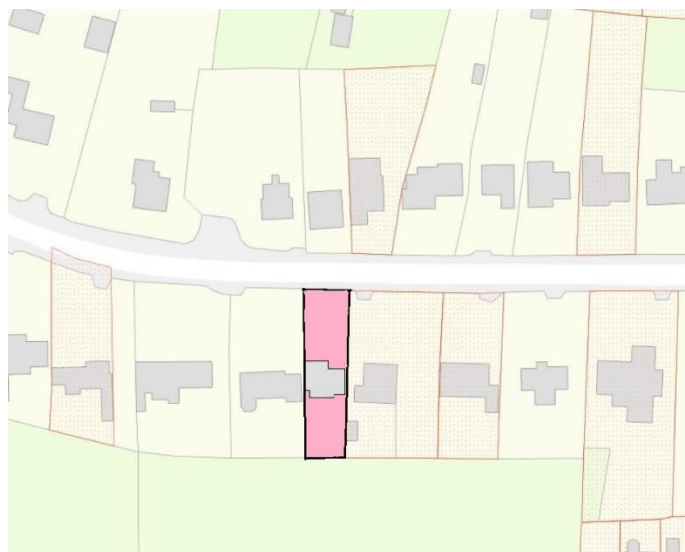
Entrance porch	2.5m x 0.6m	
Hallway	3.7m x 2.8m	Guest WC off.
Guest WC	2.5m x 1.2m	
Living Room	6.7m x 3.9m	Fireplace. Double doors to Dining.
Kitchen / Dining Room	6.7m x 3.9m	
Sunroom	2.2m x 2.2m	
GF Bedroom No.4	3.0m x 2.8m	
Garage	7.4m x 2.4m	Includes boiler room

2nd Floor

Bedroom No.1	3.0m x 2.9m	Fitted wardrobe
Bedroom No.2	3.3m x 2.4m	Fitted wardrobe
Bedroom No.3	3.0m x 3.3m	Fitted wardrobe
Bathroom	2.5m x 1.9m	Electric shower.
Hot Press / Store room	1.0m x 1.0m	

Features

- Large spacious Living Room & Kitchen Dining Room
- Oil fired central heating.
- Bright rooms with large windows.
- High speed broadband available in area
- Mains Services.
- BER: F BER No: 114804933 Energy Performance Indicator: 445.77 kWh/m²/yr





Living Room



Driveway & front garden



Kitchen



Dining Area

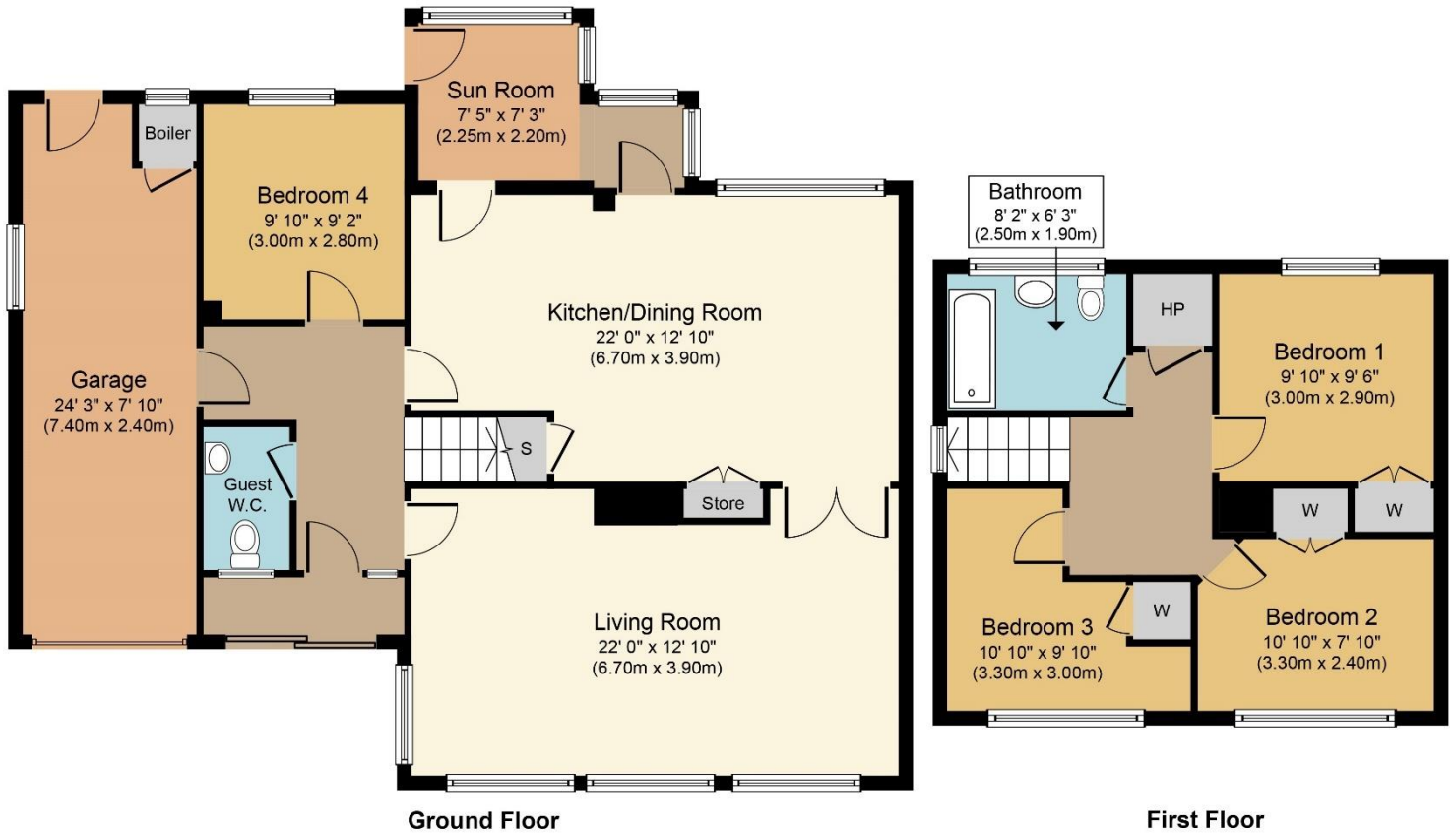


South facing rear garden



Sun Room

Floor Plan – For Indicative Purposes Only



Contact Negotiator

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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