

***‘Thomond’, Strandhill Road, Sligo. F91 TXA7***

**BER F**

***3 Bed Semi Detached House 124 m<sup>2</sup> / 1,335 ft<sup>2</sup>***

***Guide Price: €195,000***



***‘Thomond’ is a spacious, 3 bedroom semi detached residence, set in the highly sought after residential location of Strandhill Road, minutes walk from Sligo town centre. The convenience of this property to schools and so many amenities is a truly terrific feature. The residence requires modernising, and is an excellent opportunity for those who would like to ‘put their own stamp’ on a property.***

Accommodation

Entrance Hall	2.0m x 5.5m	Understairs cupboard.
Living Room	4.2m x 4.35m	Fireplace
Family Room	3.3m x 3.6m	Fireplace
Dining Room	3.0m x 2.5m	Archway to kitchen
Kitchen	2.9m x 4.1m	Door to garage
Garage	2.7m x 4.15m	WC & WHB
Bedroom No.1	4.4m x 3.65m	Fitted wardrobe
Bedroom No.2	4.2m x 3.6m	
Bedroom No.3	2.7m x 2.3m	Fitted wardrobe
Bathroom	2.0m x 1.8m	

Features

- Large windows front & rear, filling the interior with light. Currently teak s/g.
- Oil Fired C.H.
- Garden to front & rear. Walled front boundary. Wall & hedging to rear.
- Central location.
- Mains services.

BER Details

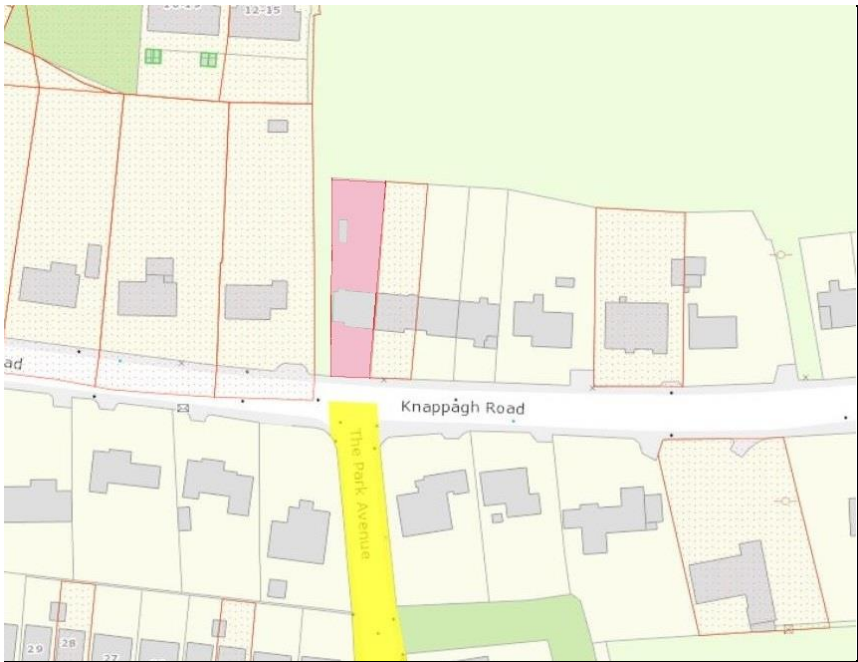
BER: F

BER No. 113270391

Energy Performance Indicator: 438.83 kWh/m²/yr

Location

Circa 1 km to Sligo town centre, and only 150 metres to Scoil Ursula Primary School.





**Living Room**



**Family Room**



**Kitchen**



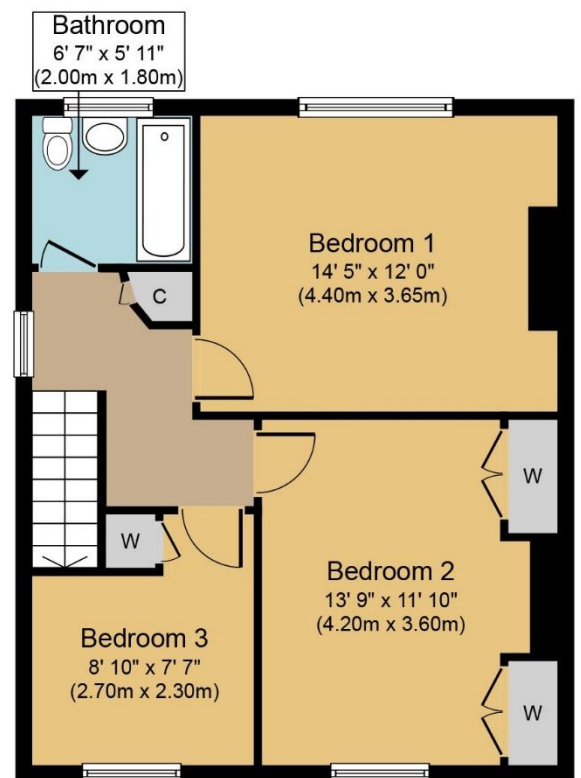
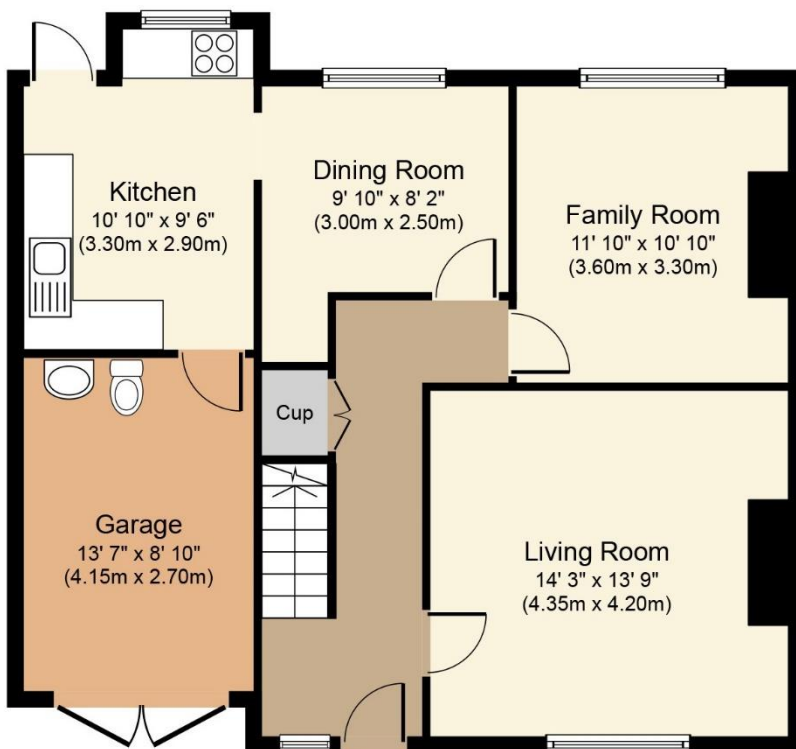
**Bedroom No.1**



**Bedroom No.2**



## 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