



## *Bryan J Corcoran*

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### **For Sale by Private Treaty**



### **DERRYLEHAN, GRANGE, CO. SLIGO**

Spacious 5 Bed Detached Family Residence located in pleasant rural setting with commanding views of the surrounding countryside. The property has been well maintained and is in excellent condition.

### **VIEWING RECOMMENDED**

## ACCOMMODATION:

**Porch** 6'6" (1.98m) x 4' (1.22m)

Storm Door

**Entrance Hallway** 15'6" (4.72m) x 10' (3.05m)

Understairs closet, Carpet

**Lounge** 15'6" (4.72m) x 15' (4.57m)

Marble fireplace with gas fire. Hardwood floor, decorative coving, centre piece

**Family area** 15'3" (4.65m) x 12'6" (3.81m)

Carpet, feature bay window, Patio door, built in display cabinet. Stanley stove with back boiler and feature brick surround

**Dining** 11'6" (3.51m) x 10' (3.05m)

Tiled floor, Stanley range with feature brick surround, built in display cabinet

**Kitchen** 9' (2.74m) x 7'9" (2.36m)

Oak units, tiled floor, fridge freezer, dishwasher

**Utility** 11'9" (3.58m) x 5' (1.52m)

Tiled floor and splashback, Fitted sink, washing machine, fridge

**Hallway** 26'6" (8.08m) x 4' (1.22m)

**Bathroom** 5'9" (1.75m) x 5'6" (1.68m)

Fully tiled

**Landing**

Carpet



1 Old Market Street, Sligo

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**Bedroom 1** 11'9" (3.58m) x 10'3" (3.12m)

Single room, carpet

**Bedroom 2** 10'3" (3.12m) x 9'6" (2.9m)

Single room, laminate floor

**Bedroom 3** 10'9" (3.28m) x 7'6" (2.29m)

Double room, carpet, BIW with vanity unit

**Bedroom 4** 12'0" (3.66m) x 9'9" (2.97m)

Double room, carpet, BIW with vanity unit

**Bedroom 5** 19'9" (6.02m) x 14' (4.27m)

Master bedroom. Timber floor. Extensive built in wardrobes + bed unit

**Bedroom 3** 10'9" (3.28m) x 7'6" (2.29m)

Double room, carpet, BIW with vanity unit

**Bedroom 4** 12' (3.66m) x 9'9" (2.97m)

Double room, carpet, BIW with vanity unit

**Bedroom 5** 19'9" (6.02m) x 14' (4.27m)

Master bedroom. Timber floor. Extensive built in wardrobes + bed unit

**En Suite** 7'3" (2.21m) x 3'6" (1.07m)

Fully tiled

**Bathroom** 11'3" (3.43m) x 7'3" (2.21m)

**Hot Press** 7'6" (2.29m) x 5'6" (1.68m)

Walk in, shelved, immersion

**Garage** 28'0" (8.53m) x 9' (2.74m)

Storage on first floor

**Workshop** 32' (9.75m) x 29'3" (8.92m)



## Special Features:

- Well maintained in excellent repair
- Spacious residence offering excellent living accommodation
- Aluminium soffit and fascia
- OFCH and solid fuel
- Large 1.9 acre site
- Pleasant rural setting with superb views of the countryside
- Teak and uPVC double glazed windows
- Maintenance free exterior
- Landscaped gardens front and rear
- Patio area



## FIXTURES and FITTINGS:

Carpets, curtains and light fittings included in the sale.



**BER No:** 103137667 280.2 kWh/m2/yr

**Directions:** Take the Sligo Donegal road. N15. Travel 13.7 klms to Munninane cross. Take a RIGHT at Church. Travel 5.4 klms. Property on RIGHT.

**AMV: €270,000**

