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For Sale by Private Treaty



42 A HEATHERVIEW, SLIGO, F91 AOY7

Fantastic 3 Bed Semi Detached Residence in a popular residential location 3 klms from Sligo City Centre.

The house has a high specification fit out with many desirable features.

VIEWING STRONGLY RECOMMENDED

ACCOMMODATION:

ENTRANCE HALL 9'10" (3m) x 6'0" (1.83m)

Tiled floor. Recessed lights.

LOUNGE 12'10" (3.91m) x 12'6" (3.81m)

Laminate floor. Fireplace with back boiler and firefront. Decorative coving. Wired for surround sound. Mood lighting.

KITCHEN / DINING 19'0" (5.79m) x 9'6" (2.9m)

Fully fitted. Granite worktop. Integrated microwave, double oven, fridge freezer, gas hob, extractor fan, washing machine and dryer. Tiled floor and splashback. Rear door.

GUEST WC 4'0" (1.22m) x 2'6" (0.76m)

Tiled.

STAIRS AND LANDING

Carpet

BEDROOM 1 10'10" (3.3m) x 9'10" (3m)

Double room. Built in wardrobe. Carpet. Coving.

BEDROOM 2 10'7" (3.23m) x 9'6" (2.9m)

Double room. Built in wardrobe. Carpet. Coving.

BEDROOM 3 9'6" (2.9m) x 7'6" (2.29m)

Single room. Laminate floor. Built in wardrobe.

BATHROOM 7'9" (2.36m) x 5'6" (1.68m)

Fully tiled. Jacuzzi bath. Digital shower. Heated towel rail.

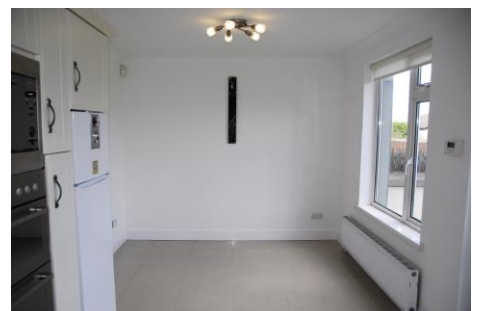
HOTPRESS

Fully shelved. Immersion heater.

ATTIC

Stira stairs.

GARDEN SHED



SPECIAL FEATURES:

- Well maintained and in excellent repair
- Convenient location close to schools and all amenities and services
- Underfloor heating on ground floor [except lounge] and upstairs bathroom
- Solar Panels
- Heating - oil, solid fuel and Solar
- Jacuzzi bath and digital shower
- Paved drive - 2 car spaces
- uPVC double glazed windows and doors
- Stira stairs.
- Burglar Alarm
- Spacious rear garden

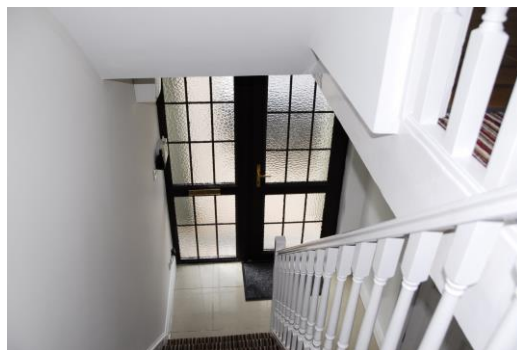
SIZE: 79 Mtrs Sq



BER NO: 101971976
EPI: 128.52 Kw/mtr2/yr

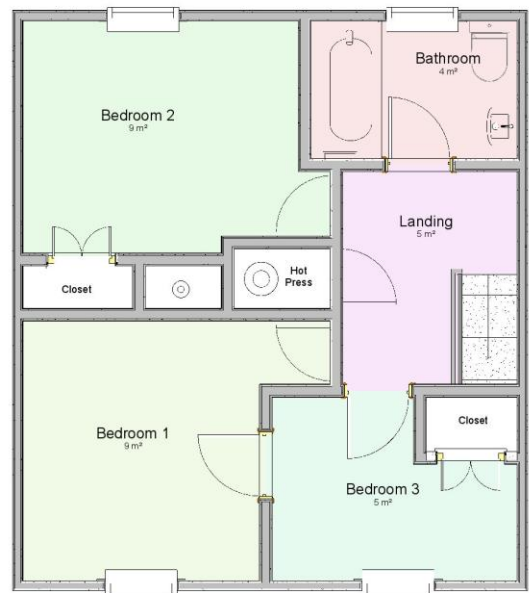
AMV: €215,000







1 Ground Floor Plan
1 : 25



2 First Floor Plan
1 : 25