

For Sale

Mullaghroe, Gurteen, Co. Sligo. F56 KC99

| *Bungalow*

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Price Region: Offers in Excess of €150,000

Superb three bedroom bungalow residence in excellent condition located on the outskirts of Gurteen Village, Co. Sligo. The property is situated in a much sought after area standing on c. 0.27 acre elevated site with stunning views of surrounding countryside and Keash hill.

Accommodation includes entrance hallway, sitting room, living room, kitchen/dining room, three bedrooms and bathroom.

Viewing comes highly recommended and is by appointment only.

For further details or to arrange a viewing, contact the office on 090-6663700

Reception Hallway

11'7" (3.53m) x 3'11" (1.19m) Doorway, wooden flooring

Sitting Room

12'3" (3.73m) x 10'11" (3.33m) Wooden flooring, cast iron fireplace with wooden surround

Living Room

14'3" (4.34m) x 10'2" (3.1m) Wooden flooring, built in units, hotpress (airing cupboard off)

Kitchen/ Dining Room

16'7" (5.05m) x 9'6" (2.9m) Tiled flooring, cooker hob, washing machine, fridge/freezer, fully fitted kitchen units, marble worktops, Belfast sink

Bedroom 1

11'9" (3.58m) x 9'1" (2.77m) Wooden flooring

Bedroom 2

10'2" (3.1m) x 9'0" (2.74m) Wooden flooring

Bedroom 3

13'7" (4.14m) x 7'2" (2.18m) Wooden flooring

Bathroom

7'10" (2.39m) x 5'11" (1.8m) Toilet, wash hand basin, bath, tiled flooring, part wall tiling

OTHER FEATURES

- Large shed to rear 30' x 15'7"
- Oil fired central heating
- Raised timber decking patio area to side
- Tarmacadamed drive extends to rear
- Traditional stone wall to rear and side boundaries
- Block wall to front
- Range of trees and shrubbery beds
- View of Keash hill from front of property
- Garage to front with double doors 16' x 10'
- Elevated site, Gated driveway







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Floor 0 Building 1

Approximate total area⁽¹⁾

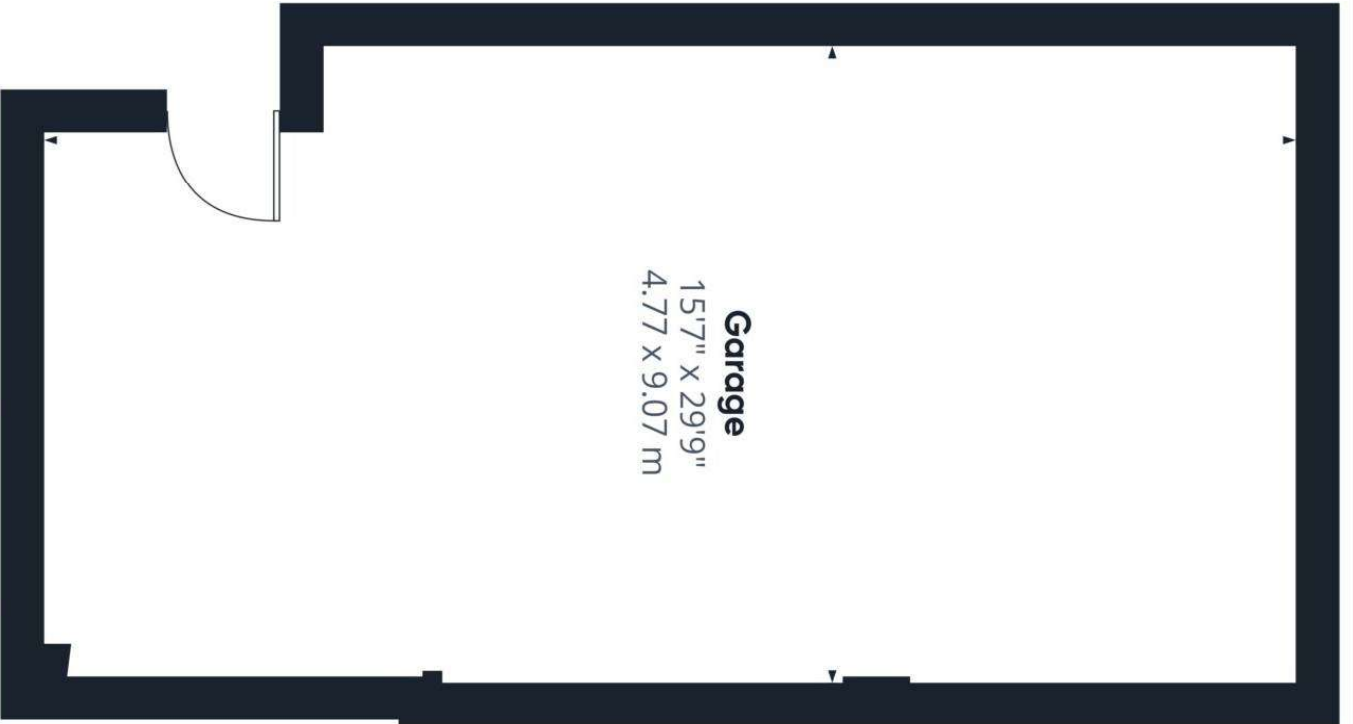
894.16 ft²
83.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Garage
15'7" X 29'9"
4.77 X 9.07 m

Floor 0 Building 2

Approximate total area⁽¹⁾

449.29 ft²
41.74 m²

(1) Excluding balconies and terraces

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