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For Sale by Private Treaty



CAMPBELL COURT, CAIRNS HILL, SLIGO, F91 K2W2.

A truly exceptional five-bedroom detached residence located in the highly sought-after Campbell Court on Cairns Hill, Sligo, offering breath-taking panoramic views across the outstanding natural beauty of Lough Gill and it's surrounding countryside.

VIEWING STRONGLY RECOMMENDED.

A rare opportunity not to be missed

LOCATION

Positioned on a private, elevated site, this impressive family home combines spacious, light-filled accommodation with elegant finishes throughout, all within minutes of Sligo Town Centre and every local amenity.

Internally, the property boasts a welcoming entrance hall with stunning stained-glass feature; a spacious lounge with gas fire and Mahogany surround; living room with fuel burning stove and Mahogany surround, an open-plan kitchen/dining area with granite worktops and Island unit; generously proportioned bedrooms, with ensuite facilities.

Large picture windows throughout the home perfectly frame the spectacular lake and mountain views while flooding the property with natural light.

Externally, the home enjoys beautifully maintained gardens, a private decking area ideal for outdoor entertaining, excellent privacy, ample parking, and a detached garage. This is a rare opportunity to acquire a substantial family home in one of Sligo`s most desirable residential locations, where tranquillity, scenery, and convenience come together seamlessly.



ACCOMMODATION:

ENTRANCE HALLWAY 8'4" (2.54m) x 7'6" (2.29m)
Vaulted Ceiling. Stained Glass Windows. Tiled Floor and Solid Oak Floor.

LOUNGE / DINING ROOM 15'5" (4.7m) x 14'9" (4.5m)
New Triple glazed Patio Door. Solid Oak Floor. Gas Fire with Mahogany Surround. Coving and Ceiling Rose. Dining area Raised.
12'0" (3.66m) x 10'6" (3.2m)

FAMILY ROOM 18'8" (5.69m) x 11'10" (3.61m)
Sliding Door to Family Room. Feature Bay Window. Fireplace with Mahogany Surround and Stove. Oak Floor. Coving. Light Centre Piece.

KITCHEN / DINING 24'0" (7.32m) x 13'9" (4.19m)
Fully fitted. Integrated Oven and Dishwasher. Fridge and Microwave, Extractor Fan. Tiled Floor. Feature Island unit - Solid Granite worktop. Recessed Lighting.

UTILITY ROOM 10'0" (3.05m) x 8'0" (2.44m)
Washing Machine. Dryer. Freezer. Tiled Flooring and Tiled Splashback. Hotpress- walk in with Fitted Shelving. Rear Door. Wheelchair accessible ramp to rear.

CLOAKROOM 8'0" (2.44m) x 3'4" (1.02m)
Rails and Shelving.

OFFICE / BEDROOM 6 10'0" (3.05m) x 10'0" (3.05m)
Fitted units. Built-in fold down Bed. Rear Door.

SHOWER ROOM 10'0" (3.05m) x 4'0" (1.22m)
Shower. WC. Fitted WHB. Tiled Floor and Walls

BEDROOM 1 (MASTER) 24'0" (7.32m) x 12'0" (3.66m)
Double Room. Maple Floor. Walk- in Wardrobe with Shelves and Rails.

ENSUITE 12'0" (3.66m) x 6'6" (1.98m)
Newly Refurbished with shower. Double WHB and WC. Storage Press. Extractor Fan. Under Floor Heating.

BEDROOM 2 15'0" (4.57m) x 11'10" (3.61m)
Double Room. Two Double Wardrobes.

ENSUITE 7'10" (2.39m) x 6'3" (1.91m)
Shower. WC. WHB. Fully Tiled Floor and Walls.



BEDROOM 3 **17'5" (5.31m) x 10'0" (3.05m)**

Double Room. Built- in Double Wardrobes.

ENSUITE **10'0" (3.05m) x 4'0" (1.22m)**

Fully Tiled. Shower. WC. WHB. (Jack and Jill shared with Bed 4)

BEDROOM 5 **14'5" (4.39m) x 10'6" (3.2m)**

Double Room. Fitted Wardrobes.

ATTIC

Stairs to Attic (Commercial Grade). Partially Floored. Fakro Commercial Stairs.

GARAGE **14'1" (4.29m) x 15'0" (4.57m)**

Large Garage with ample Storage and Electric Roller Door.

GARDEN SHED **5'3" (1.6m) x 7'3" (2.21m)**

SPECIAL FEATURES:

- Spectacular Mountain and Lake Views
- Central Vacuum System
- Double Glazed and Insulated
- Well - maintained Landscaped Gardens
- Short distance (3KM) from Sligo Town
- Close to Dual Carriageway
- Eircom Phone Watch Alarm
- Oil Fire Central Heating
- Garage and Shed



AMV: €895,000







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