



## ***Bryan J Corcoran***

071 9150155 087 2449053  
*bjcor@eircom.net www.corcoranauctioneers.com*

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



### **11 YOUNG`S ROAD, BALLISODARE, SLIGO**

Supperb 4 Bed Semi Detached house in a village centre setting  
convenient to all amenities and services.

This home has spacious living accommodation  
extending to 1345 sq ft and it is in an excellent state of repair.

**VIEWING RECOMMENDED**

## ACCOMMODATION:

### ENTRANCE HALL 18'0" (5.49m) x 3'6" (1.07m)

Tiled floor.

### LOUNGE 18'9" (5.72m) x 14'9" (4.5m)

Open fireplace with fire front. Carpet floor. Underfloor heating.

### KITCHEN AREA 13'6" (4.11m) x 10'0" (3.05m)

Fully fitted units. Integrated hob, oven, extractor fan, fridge freezer. Tiled floor. Tiled splashback. Underfloor heating.

### DINING AREA 11'6" (3.51m) x 11'0" (3.35m)

Tiled floor. Underfloor heating. Double doors leading to rear patio.

### UTILITY 10'4" (3.15m) x 5'6" (1.68m)

Tiled floor. Walls partially tiled. Fitted units, sink, washing machine and dryer. Side door.

### WC 5'4" (1.63m) x 4'9" (1.45m)

Fully tiled.

### BEDROOM 1 15'6" (4.72m) x 12'0" (3.66m)

Master bedroom. Laminate floor. Built in wardrobe.

### EN SUITE 7'0" (2.13m) x 3'6" (1.07m)

Fully tiled. Electric shower.

### BEDROOM 2 11'11" (3.63m) x 10'6" (3.2m)

Double room. Laminate floor. Built in wardrobe.

### BEDROOM 3 10'6" (3.2m) x 10'3" (3.12m)

Double room. Laminate floor. Built in wardrobe.

### BEDROOM 4 12'6" (3.81m) x 9'0" (2.74m)

Single room. Laminate floor. Built in wardrobe. Shelving.

### BATHROOM 7'6" (2.29m) x 5'9" (1.75m)

Fully tiled. Electric shower.

### HOTPRESS

Immersion heater. Shelved.

### LANDING & STAIRS

Carpet



## SPECIAL FEATURES:

- Property in excellent repair
- Central location convenient to all amenities and services
- Spacious living accommodation - 1345 sq ft
- OFCH - zoned
- Paved rear Patio
- uPVC double glazed wood grained windows
- Tarmac drive
- Aluminium soffit and fascia



## Fixtures and Fittings:

Carpets, curtains and light fittings included in the sale.

**Size:** 125.08 mtrs sq [1345sqft]



**EPI:** 161.25

**BER No:** 110292315



**AMV:** €160,000

