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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

