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For Sale by Private Treaty



TALBOT HOUSE, KNAPPAGH ROAD, SLIGO, F91 XH7P

Superb 3 Storey End of Terrace 3/4 Bed Town House presented for sale in `Show House` condition. This turnkey residence has many desirable features. Located on the Sligo to Strandhill Road and just 5 minutes walk from the City Centre with all amenities and services on your doorstep.

VIEWING STRONGLY RECOMMENDED

ACCOMMODATION:

ENTRANCE HALL 16'9" (5.11m) x 5'0" (1.52m)
Laminate floor

LIVING / DINING ROOM 16'9" (5.11m) x 9'10" (3m)
Laminate floor. Open fire +9'10" (2.7m) x 8'2" (2.4m)

KITCHEN 14'6" (4.42m) x 8'3" (2.51m)
Fully fitted. Integrated hob, oven, extractor fan, microwave, fridge, freezer. Washer dryer. Recessed lights. Tiled floor and splashback. Rear door.

FIRST FLOOR

MASTER BEDROOM 12'2" (3.71m) x 12'2" (3.71m)
Fitted wardrobes with vanity unit. Carpet.

BEDROOM 2 12'6" (3.81m) x 7'6" (2.29m)
Double room. Carpet.

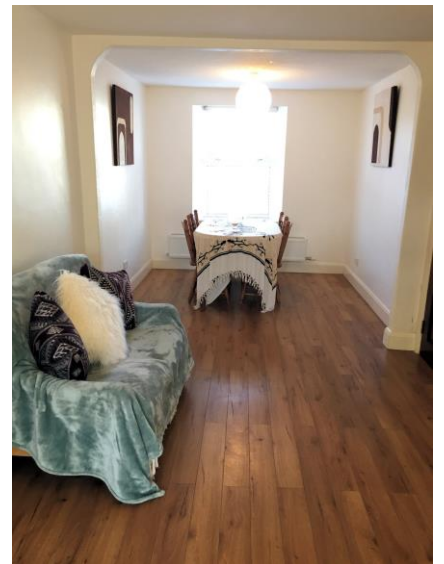
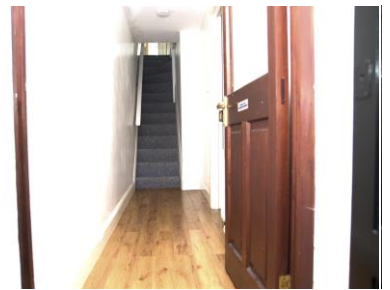
BEDROOM 3 8'6" (2.59m) x 6'6" (1.98m)
Single room. Carpet

BATHROOM
Fully tiled. Corner electric shower. Heated towel rail.

SECOND FLOOR

BEDROOM 4 20'0" (6.1m) x 9'6" (2.9m)
Carpet. [Attic Room]

GARDEN SHED
Outside WC and WHB



SPECIAL FEATURES:

- Property in excellent repair
- Convenient to all amenities and services
- Close to Railway Station, Scoil Ursula & Summerhill College
- Sligo City Centre 1 klm
- On Street parking
- Rear Patio
- Spacious rear garden and WC
- OFCH
- uPVC double glazed windows and doors
- Aluminium soffit and fascia

BER No: 106521081

The property has been totally refurbished since the BER was carried out.
Updated BER awaited

SIZE: 103.84 Mtrs Sq

AMV: €175,000





