

No.1 Cranmore Villas, Sligo F91 KP5C
3 Bedroom End Terrace House 86 m² / 925 ft²
Guide Price: €159,000

BER C3



Excellent 3 bedroom end terrace residence, situated very convenient to Sligo town centre and all services.

The property has been substantially renovated in recent years, including upgrades to insulation and heating system. The residence is well located overlooking a green area in a quiet cul de sac setting.

This is a terrific investment opportunity or an ideal family home.

Accommodation

Entrance Hall	4.7m x 1.8m	Tiled floor.
Living Room	3.7m x 3.3m	Laminate timber flooring.
Kitchen / Dining Room	5.2m x 3.6m	Tiled floor. Fireplace with back boiler.
Store Room	5.3m x 1.7m	Includes utility area. Access to public footpath.

1st Floor

Bedroom No.1	3.6m x 3.3m	Laminate timber flooring. Fitted wardrobe.
Bedroom No.2	3.8m x 2.8m	Laminate timber flooring. Fitted wardrobe
Bedroom No.3	2.9m x 2.3m	Laminate timber flooring. Fitted wardrobe
Bathroom	1.9m x 1.7m	Fully tiled. Electric shower.
Garden Store	5.4m x 2.9m	Block built with corrugated roof.

Features

- Oil fired & Solid Fuel C.H. New condensing boiler installed 2022.
- Double glazed uPVC windows throughout.
- Upgraded insulation to walls (pumped) and attic.
- New insulated water cylinder in Hot Press.
- New aluminium fascia & soffitt.
- Lawn to front & side. Fully enclosed paved patio to rear. Large garden store.
- Full walled boundary with rear access.
- Mains services
- High speed broadband available in area.
- Light fittings, blinds, curtains and all integrated appliances included.
- Furnishings optional.
- BER: C3 BER No: 102624582 Energy Performance Indicator: 206.01 kWh/m²/yr



Living Room



Kitchen



Kitchen / Dining Room



Bedroom No.1



Bedroom No.2



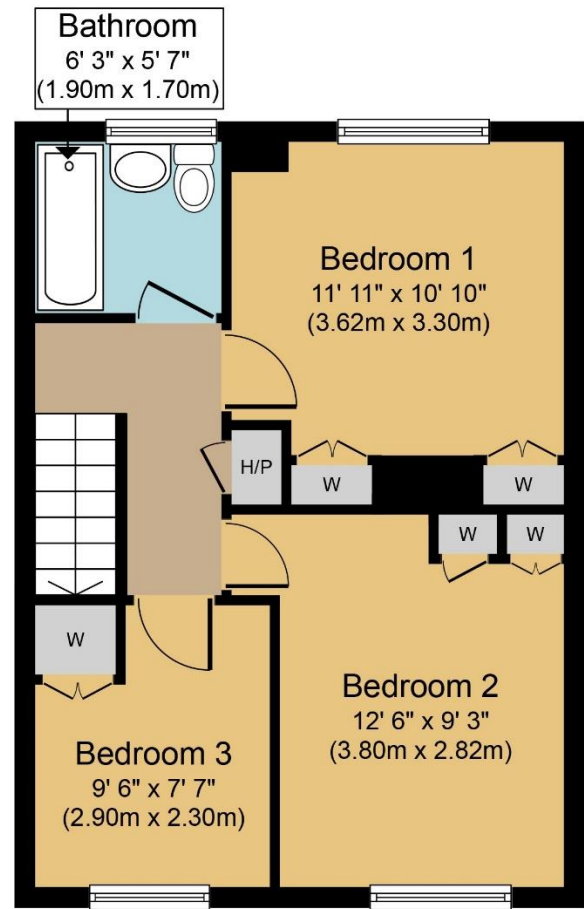
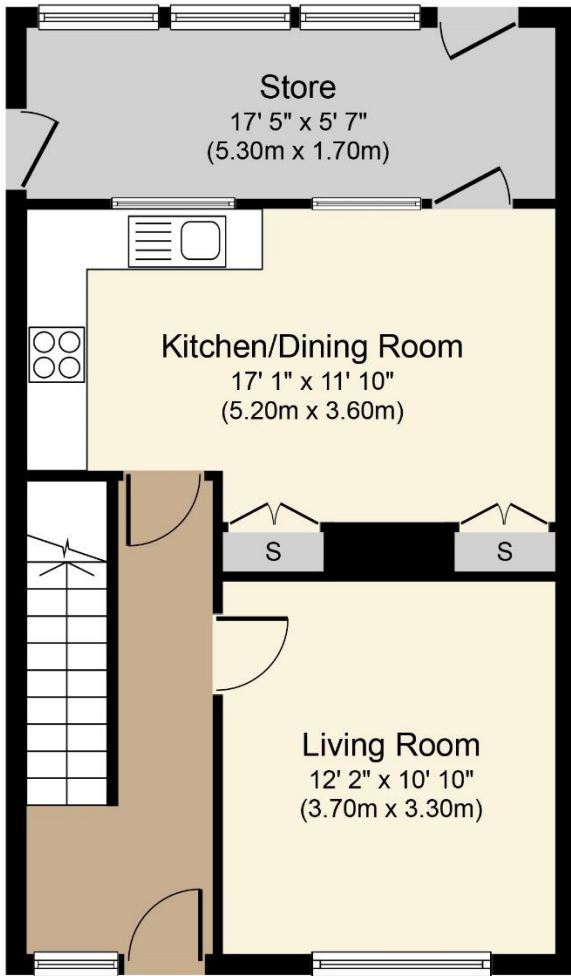
Bathroom



Rear



Floor Plan – For Indicative Purposes Only



Contact Negotiator

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