

For Sale



68 Woodstream,
Coolaney, Co. Sligo,
F56AW97



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Well appointed and very spacious property presented in excellent condition throughout with extra large garden and corner site a special feature.

Spacious accommodation includes a large entrance hallway, 2 Living rooms with, kitchen with extensive fitted units, a large dining room , utility room, office, bedroom and guest wc at ground floor level. Upstairs are three further bedrooms, 2 of which are ensuite and the main bathroom. Outside, the property boasts a large driveway with generous parking area and a large rear garden in lawn with sunny south westerly aspect.

The property enjoys a peaceful village setting with convenience to amenities such as supermarkets, Primary School, Restaurant, Bar, Café, Take-Away, Butchers, Church, Primary Care Centre, Pharmacy etc. Coolaney also boasts a new Mountain Bike Trail - a purpose-built single-track trail and forest road of between 3km and 22km in length through the Ox Mountains.



Accommodation

Entrance Hall 6.25m x 2.51m (20'6" x 8'3"):

Ceiling coving and wooden flooring

Kitchen 4.16m x 3.16m (13'8" x 10'4"): extensive range of fitted wall and floor units, integrated appliances, tiled floor

Utility Room 2.57m x 1.79m (8'5" x 5'10"): good range of fitted units, plumbed for washing machine, tiled floor

Dining Room 4.17m x 3.96m (13'8" x 13'): tiled floor, door to rear garden

Sitting Room 6.19m x 2.78m (20'4" x 9'1"): patio door to front, back door to rear, wooden flooring

Lounge 4.21m x 4.13m (13'10" x 13'7"): wooden flooring, feature open fireplace, ceiling coving and recess lighting, double doors to kitchen

Guest WC 2.11m x 1.63m (6'11" x 5'4"): wc, whb, floor tiling, half wall tiling

Bedroom 3 3.47m x 3m (11'5" x 9'10"): wooden flooring

Office 2.97m x 2.48m (9'9" x 8'2"):

Upstairs

Spacious landing large shelved hotpress

Ensuite 3.36m x 2.93m (11' x 9'7"): wc, whb, electric shower, extensive floor and wall tiling

Bedroom 1 5.19m x 3.35m (17' x 11'): wooden flooring

Bedroom 2 3.26m x 2.93m (10'8" x 9'7"): wooden flooring, extensive under eaves walk in storage

Ensuite 2.12m x 1.32m (6'11" x 4'4"): wc, whb, electric shower, extensive floor and wall tiling

Bathroom 2.93m x 1.65m (9'7" x 5'5"): bath, wc, whb, extensive wall and floor tiling

Bedroom 3 3.07m x 2.92m (10'1" x 9'7"):





Garden

Corner site with large lawned and fenced private garden in lawn.

Sunny south westerly aspect to rear

Special Features & Services

- OFCH
- DGPVC windows
- Well maintained throughout
- Large private rear garden with sunny aspect
- Good off street parking
- Prominent position overlooking green in front
- Village location with good range of amenities

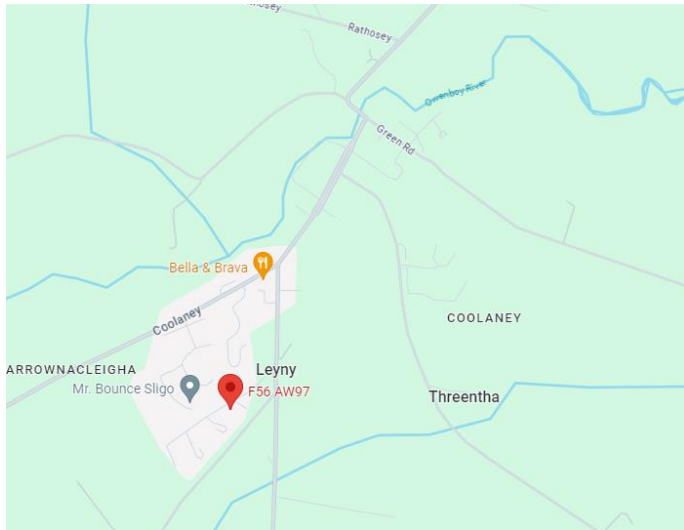
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Directions

From Sligo & Collooney turn left at Pharmacy & Shop at top of main street and Woodstream is a short distance in the right.





NEGOTIATOR

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