

For Sale

Asking Price: €349,000

Sherry
FitzGerald
Draper



9 Oakfield Road, Sligo
F91 AKF6

sherryfitz.ie

BER C3



Recently upgraded characterful semi-detached home with large private site and generous living accommodation.

Located on Oakfield Road the property is only a short walk to the Town Centre and with schools, shops, local sporting and recreation facilities and all amenities at hand.

Offering all the space for modern living inside and out the ground floor comprises a welcoming entrance porch and hallway, sitting room with feature open fireplace, separate dining room with fireplace, kitchen/dining room with newly fitted kitchen, large utility room, guest wc and bedroom/office (ensuite). Upstairs are three further bedrooms and the main house bathroom.

Outside:

Lawned and walled front garden with generous off street parking apron and mature planting. Gated side access. To the rear there is a large private west facing sunny garden with extensive patio areas and block built shed 9ft x 7ft.

Viewing highly recommended



Accommodation

Porch 2.55m x 1.37m (8'4" x 4'6"):

Entrance Hall 4.49m x 1.86m (14'9" x 6'1"):

Sitting Room 3.88m x 3.61m (12'9" x 11'10"):
Wooden flooring, open fireplace, ceiling coving.

Dining/Family Room 4.06m x 3.92m (13'4" x 12'10"):
Open fireplace, wooden flooring, ceiling coving.

Kitchen 4.4m x 2.73m (14'5" x 8'11"):
Recently fitted kitchen with extensive range of fitted units, quartz worktop and breakfast island.

Utility Room 5.2m x 2.26m (17'1" x 7'5"):
Good range of wall and floor units, tiled floor, wc.

Office/ Bedroom 4 4.17m x 2.35m (13'8" x 7'9"):
Wooden flooring.

En-Suite 2.29m x 1.34m (7'6" x 4'5"):
Shower, wc, whb fully tiled.

Upstairs:

Bathroom 2.33m x 1.39m (7'8" x 4'7"):
Shower, wc, whb, fully tiled.

Bedroom 2 4.03m x 3.41m (13'3" x 11'2"):
Wooden flooring, built in wardrobe.

Bedroom 1 3.67m x 3.5m (12' x 11'6"):
Sliding wardrobes, wooden flooring.

Bedroom 3 2.55m x 2.36m (8'4" x 7'9"):
Wooden flooring, built in wardrobe.







Special Features & Services

- Oil fired central heating
- DG pvc windows
- Pvc fascia and soffit
- Modernised throughout including kitchen and bathrooms
- Energy efficient insulation retrofit
- Private rear garden with sunny aspect
- Convenient to all amenities

BER BER C3, BER No. 111305702





NEGOTIATOR

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