

No.23 Cartron Bay, Sligo F91 NW0V

BER D1

4 / 5 Bedroom Semi Detached House 133.3 m² / 1,435 ft²

Guide Price: €239,000



Quite spacious 4 / 5 bedroom, semi detached house in absolutely superb condition. The property has been comprehensively refurbished throughout, and is presented in 'turn key' order. This house is suitable as a wonderful family home, or as an investment due to it's close proximity to Sligo University Hospital, ATU Sligo and town centre. Some of the many local amenities include St Brendans N. School, Centra Store, Sherlock's Butchers and local Creche / Montessori school. Viewing is highly recommended.

Accommodation

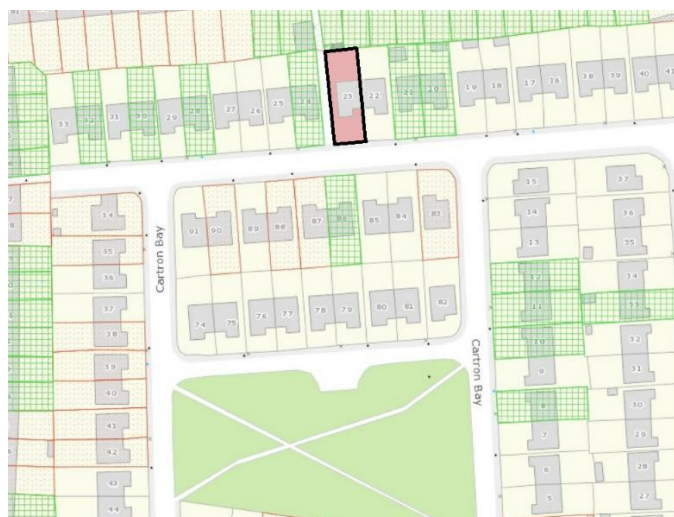
Entrance Hall	6.7m x 1.3m	Tile floor. Guest WC off.
Guest WC	1.8m x 1.2m	Fully tiled.
Living Room	4.5m x 3.4m	Fireplace with back boiler. Laminate wood flooring. Double doors to Dining Room.
Dining Room	3.7m x 3.4m	Laminate wood flooring. French doors to rear.
Kitchen / Breakfast room	4.0m x 3.6m	Tile floor. New fitted kitchen units.
Bedroom No.5 / Office	4.7m x 2.4m	Laminate wood flooring.

1st Floor

Bedroom No.1	4.0m x 3.7m	Laminate wood flooring.
En-suite	2.5m x 1.2m	Fully tiled. Power shower.
Bedroom No.2	3.7m x 2.8m	Laminate wood flooring.
Bedroom No.3	3.7m x 2.5m	Fully tiled. Electric shower.
Bedroom No.4	3.4m x 3.2m	Laminate wood flooring.
Bathroom	2.2m x 2.1m	Fully tiled. Electric shower.
Hot Press	1.1m x 0.9m	Insulated cylinder & 'Willis' heater.

Features

- Oil fired & Solid Fuel C.H. (some new radiators)
- uPVC double glazed windows (some newly fitted).
- New uPVC external doors.
- Aluminium fascia & soffitt.
- New internal joinery – doors, skirting, architrave, flooring, staircase banisters.
- Newly fitted bathroom & ensuite. All newly tiled.
- Mains services
- High speed broadband available in area.
- BER:D1 BER No: 102134459 Energy Performance Indicator: 237.93 kWh/m²/yr



Living Room



Kitchen



Dining Room



Entrance Hall



Bedroom No.1



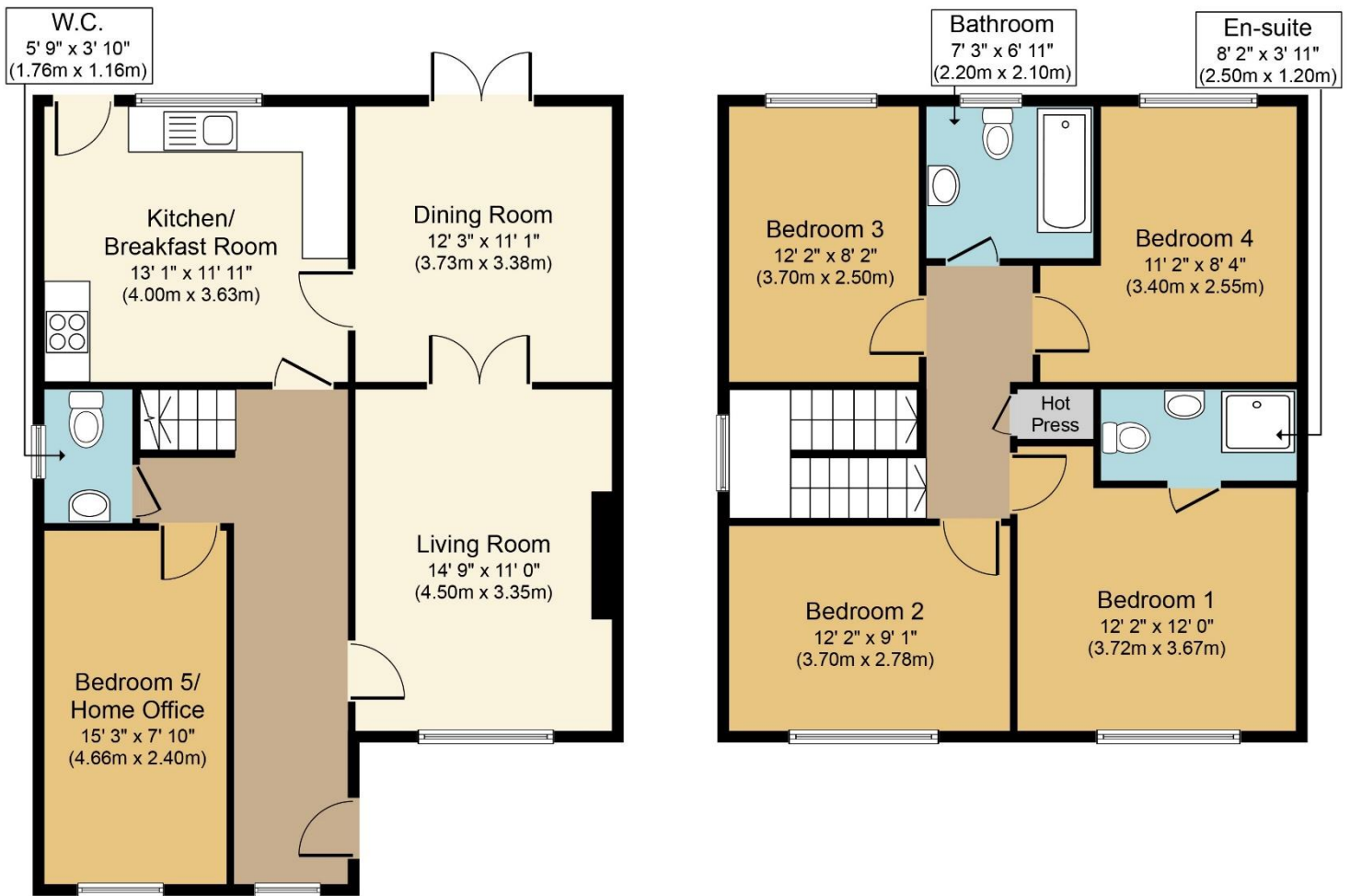
Bathroom



Ensuite Shower



Floor Plan – For Indicative Purposes Only



Contact Negotiator

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