



Bryan J Corcoran

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For Sale by Private Treaty



71 Cloondara, Ballisodare, County Sligo.

F91 W5T3

Attractive Well Maintained 4 Bed Semi Detached home
in a popular residential location.

The residence has many attractive features including a spacious attic
conversion ideal as an extra bedroom or office space.

VIEWING HIGHLY RECOMMENDED.

These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are approximate and maps are not drawn to scale. All negotiations should be carried out through Bryan J Corcoran. PSRA Licence No. 002960

ACCOMMODATION:

Living room 21'0" (6.4m) x 11'6" (3.51m)

Laminate flooring. Solid fuel stove with back boiler. Decorative wood surround and granite hearth. Feature bay window.



Kitchen / Dining 18'3" (5.56m) x 13'2" (4.01m)

Fully fitted kitchen. Tiled floor & splash back. Island unit.



Bedroom 1 12'6" (3.81m) x 10'2" (3.1m)

Master bedroom. Laminate flooring. Built in wardrobes. Feature bay window.

En suite 6'3" (1.91m) x 5'1" (1.55m)

WC. WHB. Fully tiled. Electric shower.



Bedroom 2 10'6" (3.2m) x 9'10" (3m)

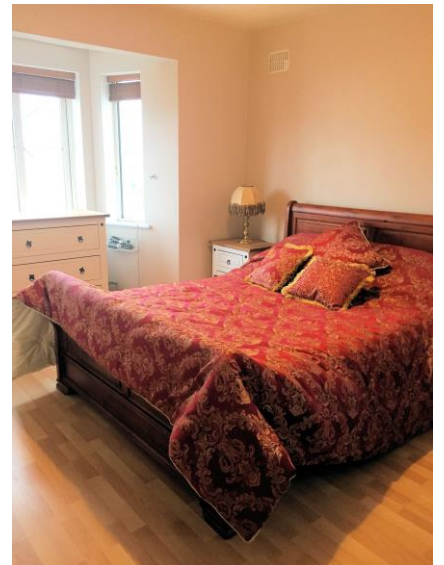
Double room. Laminate flooring.

Bedroom 3 10'10" (3.3m) x 8'3" (2.51m)

Double room. Laminate flooring.

Bedroom 4 8'3" (2.51m) x 8'0" (2.44m)

Single room. Laminate flooring. Built in wardrobe.



Bathroom 7'3" (2.21m) x 6'3" (1.91m)

WC. WHB. Fully tiled. Electric shower.

Attic Room / Office 17'4" (5.28m) x 11'10" (3.61m)

Double room. Carpet. Velux windows.

Special Features:

- Well maintained property close to all amenities and services
- O.F.C.H & Back boiler
- uPVC Double glazed windows and doors
- Fully floored spacious attic
- Under stair storage
- Fully alarmed
- 2 Garden sheds
- Rear patio
- Landscaped gardens front and rear



BER: 110931755

BER C3

SIZE: 110.32m²

AMV: €190,000

