



## *Bryan J Corcoran*

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### **For Sale by Private Treaty**



### **18 ST EDWARD'S TERRACE, SLIGO, F91 X47N**

Exceptional 2/3 Bed Mid Terrace Residence with a high specification fit out. Located in a most convenient setting close to all amenities and services. The residence is in excellent repair and it offers a comfortable living experience.  
Ideal started home or investment property.

### **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 / KITCHEN/ DINING      31'10" (9.7m) x 12'2" (3.71m)**

Open plan living , kitchen and dining room. Newly fitted kitchen. Belfast sink, granite worktop. Splashback tiled. Recessed lighting. Porcelain floor tiles.

Solid Walnut floor in the living area.  
Feature stove with back boiler. French doors to the rear Patio.

### **Bedroom 1                                      10'6" (3.2m) x 10'2" (3.1m)**

Double room with carpet. Two built in wardrobes.

### **Bedroom 2                                      10'0" (3.05m) x 7'7" (2.31m)**

Double room. Carpet flooring. Built in wardrobe.

### **Attic Room                                      13'11" (4.24m) x 9'6" (2.9m)**

Double room with carpet flooring. Recessed lighting.

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

Fully tiled. Upgraded sanitary ward. Electric shower. Anti mist mirror.



## SPECIAL FEATURES:

- Quality home with high specification fit out
- Convenient location close to all amenities and services
- Oil fired central heating and solid fuel
- Paved drive
- Fully refurbished
- uPVC double glazed windows and doors
- Rear Patio
- Spacious garden shed with good fit out & electric supply.  
Potential for office.
- Ideal starter home or investment property

**BER No:** 113233019

**EPI:** 192.33



**SIZE:** 75 mtrs sq

**AMV:** €135,000

