

No.23 Yeats Heights, Ballinode, Sligo F91 X9P7
3 Bedroom Semi Detached House 90m² / 969 ft²
Guide Price: €229,000



Beautifully presented 3 bedroom, semi detached house situated in a quiet cul-de-sac location, just off the Manorhamilton Road close to Sligo University Hospital, Atlantic Technological University and Abbvie Pharmaceuticals, and within short walking distance of Sligo town centre and all amenities. The residence is equally suitable as a lovely family home, or as an excellent investment opportunity. Features include: Oil Fired & Solid Fuel C/H, double glazing throughout, private rear garden with large store / utility area, private driveway parking. Early viewing is highly recommended.

Accommodation

Entrance porch		Tiled floor. Patio sliding door.
Hallway	3.9m x 1.9m	Laminate wood flooring.
Living Room	4.3m x 3.6m	Marble fireplace with back boiler.
Kitchen / Dining Room	5.7m x 3.6m	Laminate wood flooring to Kitchen. Tile floor to Dining.

First Floor

Bedroom No.1	3.6m x 3.3m	Laminate wood flooring. Fitted wardrobe.
Bedroom No.2	4.0m x 3.5m	Laminate wood flooring. Fitted wardrobe.
Bedroom No.3	2.7m x 2.5m	Laminate wood flooring. Fitted wardrobe.
Bathroom	2.0m x 1.7m	Tiled walls. Electric shower

Features

- Situated in a quiet cul-de-sac setting.
- Excellent location – strolling distance to Sligo University Hospital, Atlantic Technological University & Abbvie Pharmaceuticals. Only 1.5 km to Sligo town centre and all amenities.
- Oil fired & Solid Fuel central heating.
- uPVC double glazed windows throughout.
- Maintenance free external finish.
- Private rear garden.
- Private off-street parking.
- High speed broadband available in area.
- Mains Services.
- BER: C BER No: 119509172 Energy Performance Indicator: 220.68 kWh/m²/yr





Living Room



Entrance Hallway



Kitchen / Dining Room



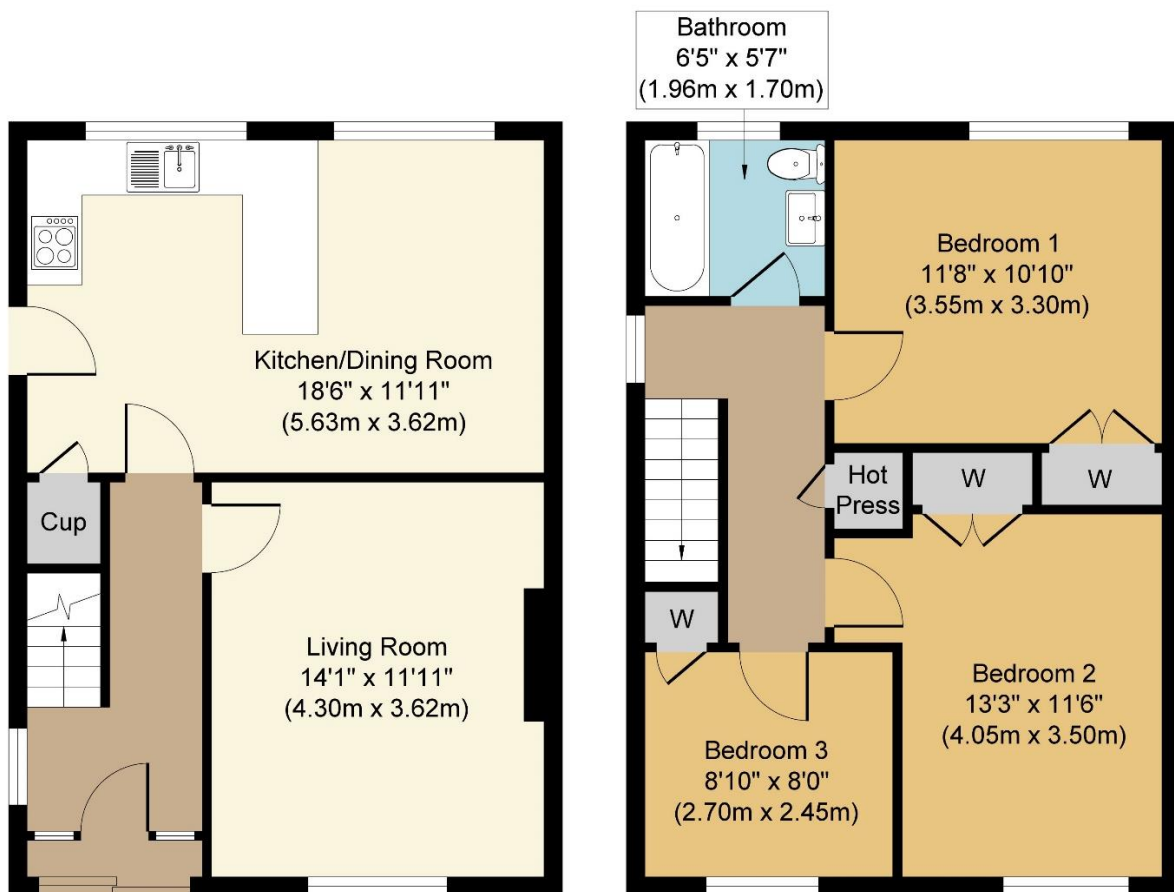
Dining



Bedroom No.1



Floor Plan – For Indicative Purposes Only



Contact Negotiator

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Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Mulholland