

7 Woodstream, Coolaney, Co. Sligo F56 VW98

BER B3

5 Bedroom Detached House 178 m² / 1,912 ft²

Guide Price: €375,000



No. 7 Woodstream is a most impressive and substantial five bedroom detached family home, situated in one of Coolaney village's most sought after residential locations.

Presented in excellent decorative order throughout, this spacious home offers well-balanced accommodation ideally suited to modern family living. The ground floor features a welcoming entrance hall with an attractive staircase, a comfortable living room with open fireplace, a large kitchen / dining room, a bright and spacious sun room looking on to the rear garden, a study / home office, utility room, shower room and a fifth bedroom, providing ideal flexibility for guests or those requiring ground floor accommodation.

On the first floor there are four generously proportioned bedrooms, including a principal bedroom with walk-through wardrobe and en-suite, together with a family bathroom.

Externally, the property stands on a beautifully maintained site with generous lawns, patio area, plus a garage which offers excellent storage or workshop potential. The rear garden enjoys a high degree of privacy and provides an ideal setting for outdoor entertaining and family enjoyment.

Woodstream is a sought-after residential development within walking distance of all village amenities including shops, schools and sporting facilities, while Sligo town, Collooney and Ballisodare are all within easy commuting distance.

This is a superb opportunity to acquire a spacious and well-appointed family home in a convenient and attractive village setting. Viewing is highly recommended.

Accommodation

Entrance Hallway	5.8m x 3.2m	Solid wood flooring. Feature staircase.
Lounge	5.2m x 3.6m	Solid wood flooring. Fireplace.
Kitchen / Dining Room	6.7m x 3.2m & 2.9m x 2.1	Extensive range of high-quality shaker-style maple units with a polished granite worktop. Integrated dishwasher, double oven, ceramic hob, and a recessed American-style fridge freezer. Tiled floor & splash back
Utility Room	1.6m x 1.6m	Accommodates a washing machine & dryer. Tiled Floor.
Sun Room	3.6m x 3.3m	Solid wood flooring. Large, bright family space. Double doors to patio and rear garden.
Study / Home Office	3.6m x 2.2m	Solid wood flooring.
Bedroom No. 5	3.4m x 2.5m	Solid wood flooring.
Shower Room	1.7m x 1.7m	Beautifully remodelled. Includes walk in shower with 'rainfall' shower head. Stylish contemporary finish. Fully tiled.

First floor

Bedroom No. 1	4.1m x 3.3m	Carpet flooring.
Walk-thru Wardrobe	3.3m x 2.0m	Extensive fitted floor-to-ceiling wardrobes.
Ensuite	2.3m x 2.0m	Fully tiled. Electric Shower
Bedroom No. 2	3.8m x 3.3m	Fitted wardrobe. Carpet flooring.
Bedroom No. 3	4.1m x 3.4m	Fitted wardrobe. Carpet flooring.
Bedroom No. 4	3.5m x 2.2m	Carpet flooring.
Bathroom	2.3m x 2.2m	Fully tiled. Bath & separate shower unit. Electric Shower

Features include:

- Oil fired C.H.
- Double glazed uPVC windows throughout.
- Large garage.
- Private rear garden.
- Mains services.
- Radon Barrier.
- Solid wood flooring to Ground & First Floors - First floor currently carpeted over solid wood floors.
- Ground floor bedroom
- Excellent living accommodation – Lounge, Sun Room, Office / Study, Large Kitchen-Dining Room.
- High speed broadband available in area.
- Quiet and sought-after residential development
- Located c. 15 drive from Sligo town. c. 9 km to Ballisodre & Collooney
- BER: B3 BER No: 119364610 Energy Performance Indicator: 145.92 kWh/m²/yr

Entrance Hall



Lounge



Kitchen – Dining Room



Sun Room



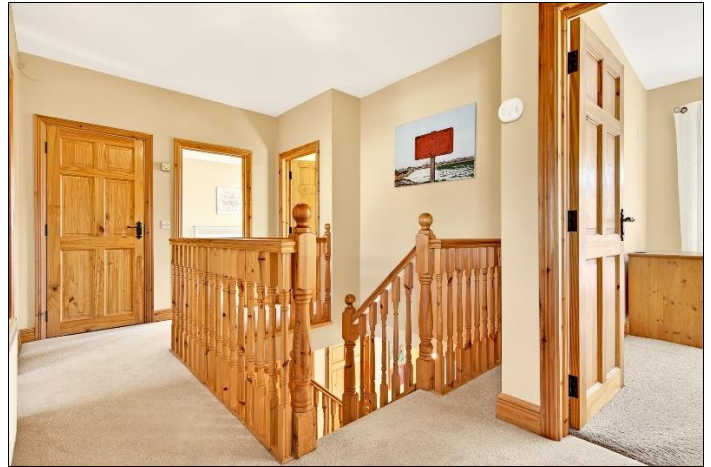
GF Shower Room



Bedroom No.1



Landing

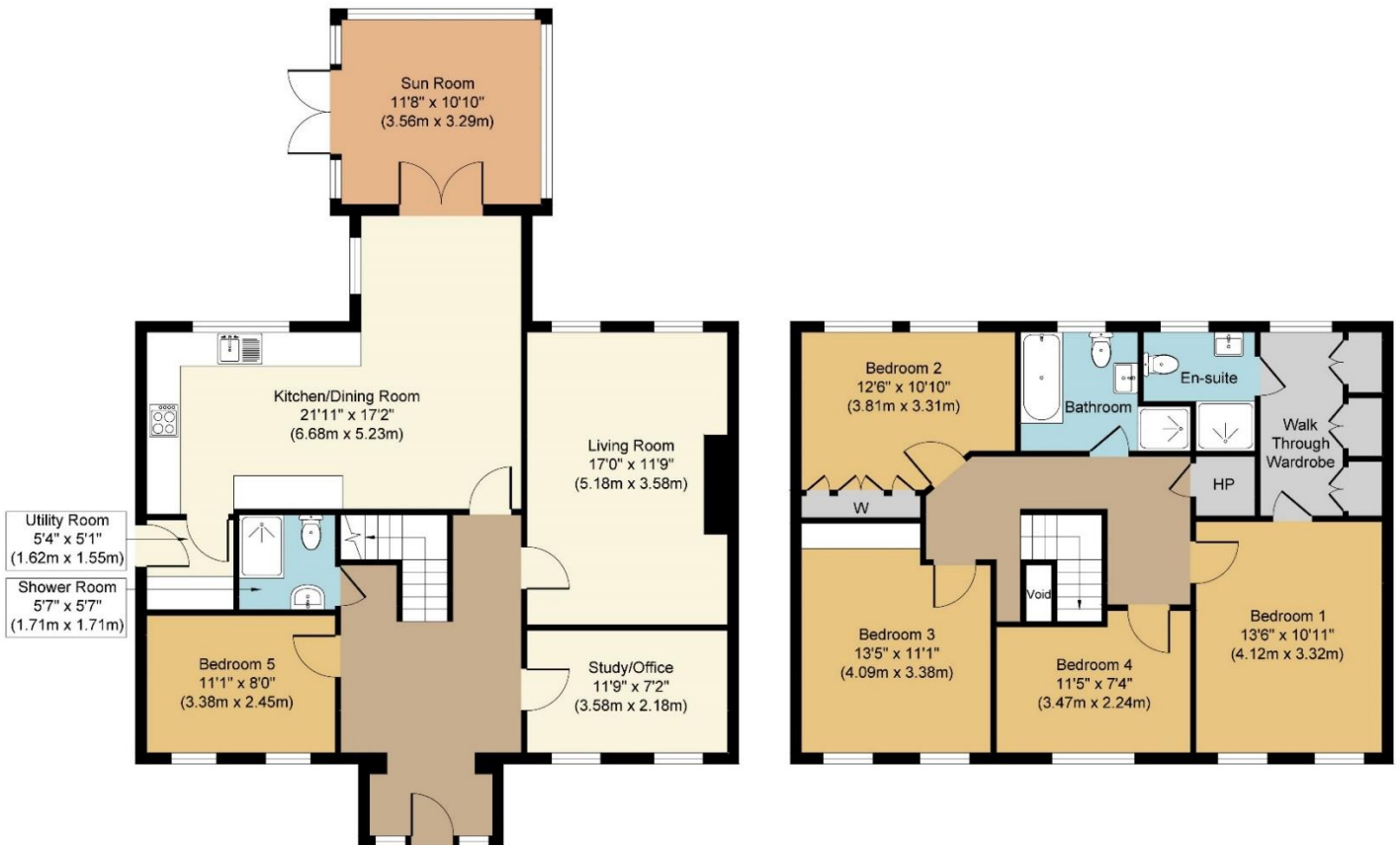


Rear Garden





Floor Plan – For Indicative Purposes Only



Contact Negotiator

Mark Mulholland

T: 071 9142845 M: 087 2629464

E: mulholland@propertypartners.ie



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