

No.1 Lynndale, Maugheraboy, Sligo F91 FXT4

BER C3

3 Bedroom Semi Detached House 101.8 m² / 1,090 ft²

Guide Price: €225,000



Excellent 3 bedroom, semi detached house in this highly convenient residential area, only 1 km from town centre. The property is set on an extra large end of row site, with a west facing rear garden. The spacious site offers terrific potential for future extension if required. There are many quality amenities in the immediate area, including convenience stores, post office, Scoil Ursula N.S. & Gaelscoil Chnoc na Re, Mitchell Curly Park & playgrounds and St Mary's GFC. Viewing is highly recommended.

Accommodation

| | | |
|--------------------------|-------------|---|
| Entrance Hall | 5.2m x 2.0m | Wood flooring. |
| Living Room | 4.0m x 3.5m | Laminate wood flooring. Fireplace. |
| Dining Room | 3.6m x 3.5m | Patio door to large west facing rear garden. Fireplace with stove. Laminate wood flooring. |
| Kitchen / Breakfast Room | 4.7m x 2.4m | Laminate wood flooring |
| Utility Room | 2.5m x 2.2m | Tile floor. Includes WC. |
| Store Room | 2.6m x 2.5m | Potential 4 th bedroom / home office etc. |

1st Floor

| | | |
|--------------|-------------|-------------------------------|
| Bedroom No.1 | 4.2m x 3.3m | Fitted wardrobe. |
| Bedroom No.2 | 3.5m x 3.0m | Fitted wardrobe. |
| Bedroom No.3 | 2.7m x 2.3m | Fitted wardrobe. |
| Shower Room | 2.5m x 1.7m | Fully tiled. Electric shower. |

Features

- Oil fired C.H. * Solid Fuel Stove
- Aluminium double glazed windows. uPVC external doors. Aluminium fascia & soffitt.
- Maintenance free dry dash external finish.
- Generous site with lawn to front and rear. Paved driveway & patio area.
- Overlooking large green area to front.
- Upgraded insulation to attic & walls (pumped).
- 'Stira' staircase access to partially floored attic.
- Built circa 1971.
- Mains services
- High speed broadband available in area.
- Light fittings, blinds & curtains included.
- BER: C3 BER No: 117170258 Energy Performance Indicator: 224.38 kWh/m²/yr



Living Room



Kitchen / Breakfast Room



Dining / Family Room



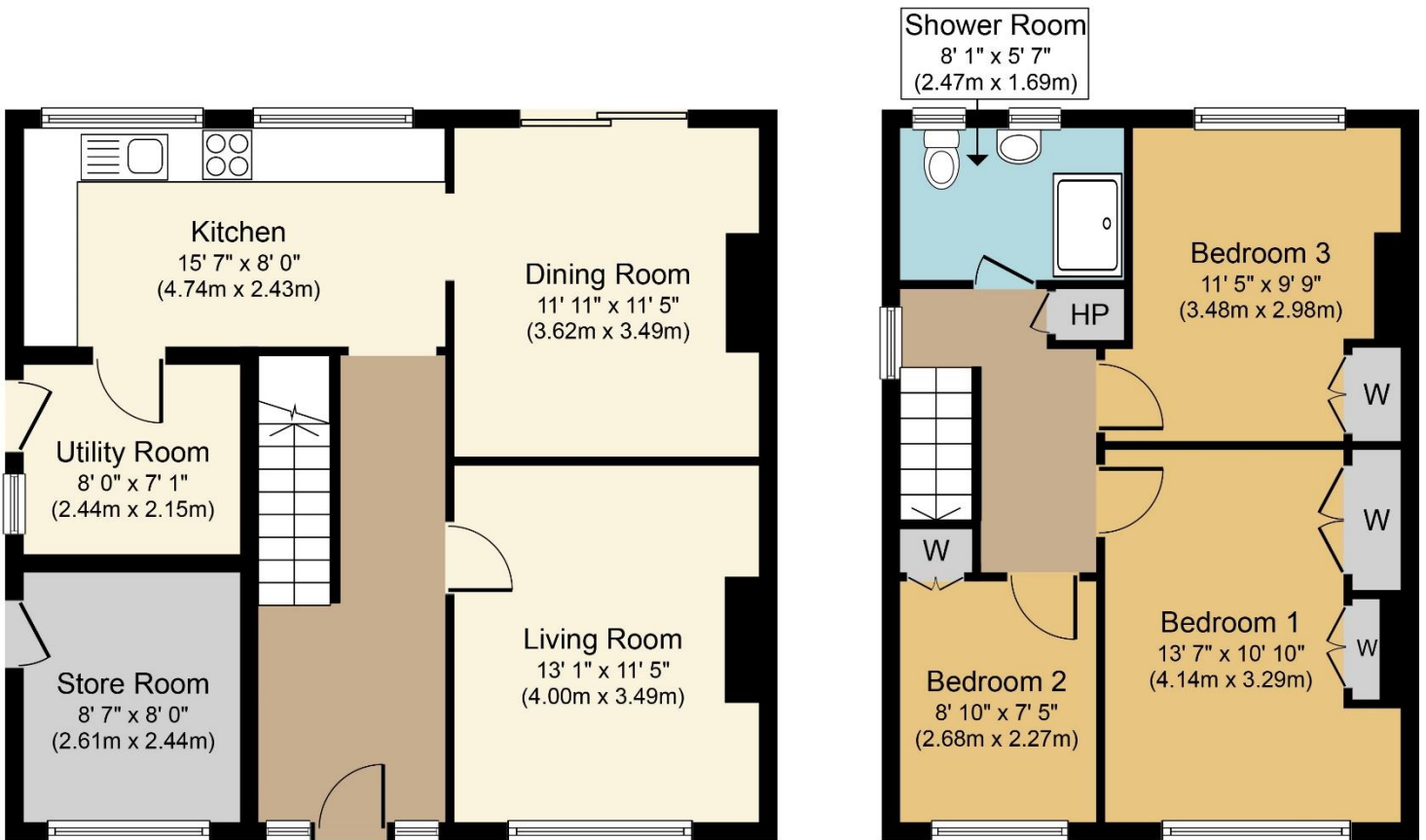
Shower Room



Bedroom No.1



Floor Plan – For Indicative Purposes Only



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