

'Breageen Wood', Cleaveragh Drive, Sligo F91 F2C7

BER E2

4 Bedroom Bungalow 172 m² / 1,862 ft²

Price on Application



Truly one of the most distinctive bungalows to come to the market in recent times, 'Breageen Wood' is a wonderful, architecturally designed 4 bedroom residence, set in the midst of a generous 0.8 acre woodland site, offering exceptional privacy, and a real sense of country living, whilst being only 1.5 km from Sligo town centre. With an abundance of outdoor amenities in the immediate locality, including Doorly Park, Cleaveragh Regional Park & Sports Complex, Lough Gill & Sligo Race Course, this is an ideal family home location. The layout is perfect for modern living, with two large living areas. A most unique glazed corridor, which leads to four double bedrooms & two bathrooms, wraps around a bright, south facing patio area to the rear. An impressive tree lined driveway leads to an amazing landscaped site, filled with an array of shrubs, flower beds and mature trees, with a stunning oak as a majestic centre piece. The property is perfect for those who may wish to put there own stamp on a home. This is certainly a unique opportunity to acquire a residence and site filled with character and potential. Viewing is highly recommended.

Accommodation

Entrance Porch		Sliding Patio Door
Hallway	2.9m x 2.4m	Solid wood flooring. Leads to glazed corridor to bedrooms.
Living Room	6.4m x 3.8m	Large bay window & fireplace. A sloped timber ceiling enhances the sense of vertical space in the room. High level, south facing clerestory windows allow further natural light to pour into the space from above. Dining area off.
Dining Room	3.8m x 2.9m	
Kitchen / Breakfast Room	4.5m x 3.5m	Open plan with large living space.
Family Room	4.8m x 3.8m	Sloped timber ceiling with high level, south facing clerestory windows. Fireplace with back boiler.
Utility Room	2.0m x 1.8m	Guest WC off
Guest WC	1.8m x 1.1m	
Shower Room	2.4m x 1.7m	Recently remodelled. Fully tiled. Low profile shower tray.
Hot Press		Insulated cylinder.
Bedroom No.1	3.9m x 2.9m	Fitted wardrobe & WHB.
Bedroom No.2	3.9m x 2.9m	Fitted wardrobe.
Bedroom No.3	4.2m x 3.9m	Primary bedroom. En-suite off. Sloped timber ceiling with high level, west facing clerestory windows
En-suite	1.9m x 1.4m	Tiled walls. Bath, WC & WHB.
Bedroom No.4	3.8m x 2.7m	Fitted wardrobe & WHB.

Outside:

Car port	Boiler House & Store off
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Features

- Oil fired & Solid Fuel C.H. Recently installed 'Grant Vortex' condensing boiler.
- Double glazed teak windows throughout.
- The property boasts many unique architectural features, including a glazed corridor which wraps around a bright, south-facing rear patio. Flooded with natural light, the corridor creates a visual connection to the sunlit courtyard.
- Large 0.8 site with stunning mature trees, lawns, flower beds and shrubs. Partially enclosed south facing patio area offers a private and sheltered extension of the home, ideal for relaxing, dining, or entertaining in comfort.
- Garden store & green house. * Mains water. * Private septic tank.
- Alarm system. * High speed broadband available in area
- Located c. 1.5 km from Sligo town centre, with an abundance of services and shops within close proximity.
- Located close to an array of outdoor amenities including Doorly Park, Cleaveragh Regional Park & Sports Complex, Lough Gill & Sligo Race Course
- BER: E2 BER No: 115417651 Energy Performance Indicator: 362.3 kWh/m²/yr

Entrance Hall



Glazed Corridor



Living Room



Kitchen Breakfast Room



Family Room



Front Garden



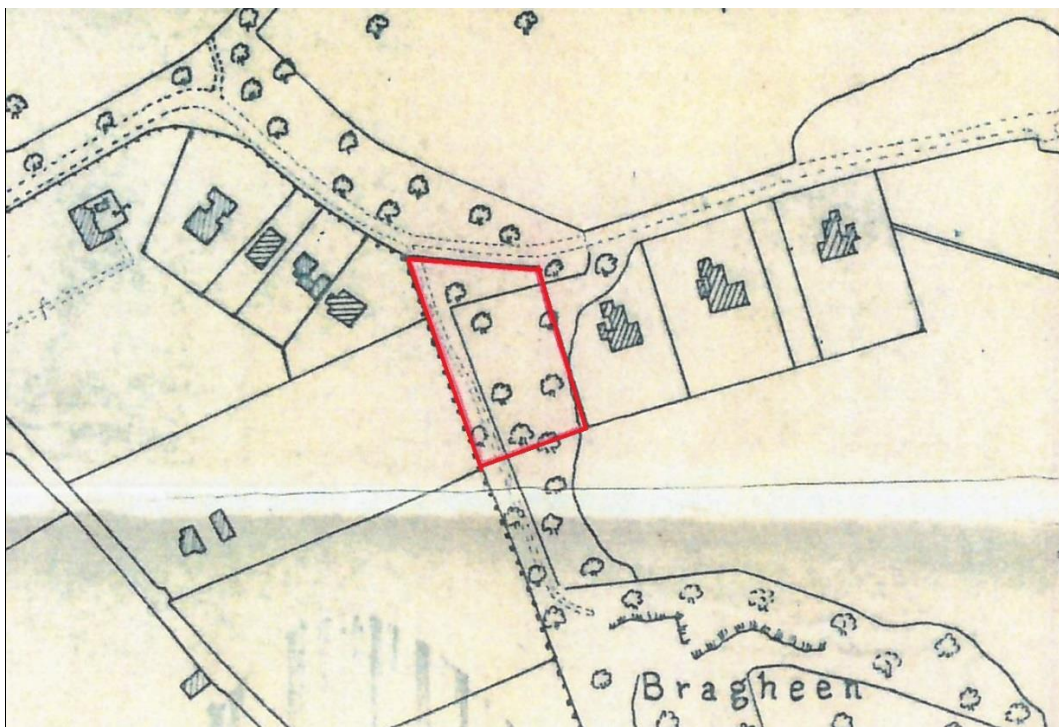
Driveway



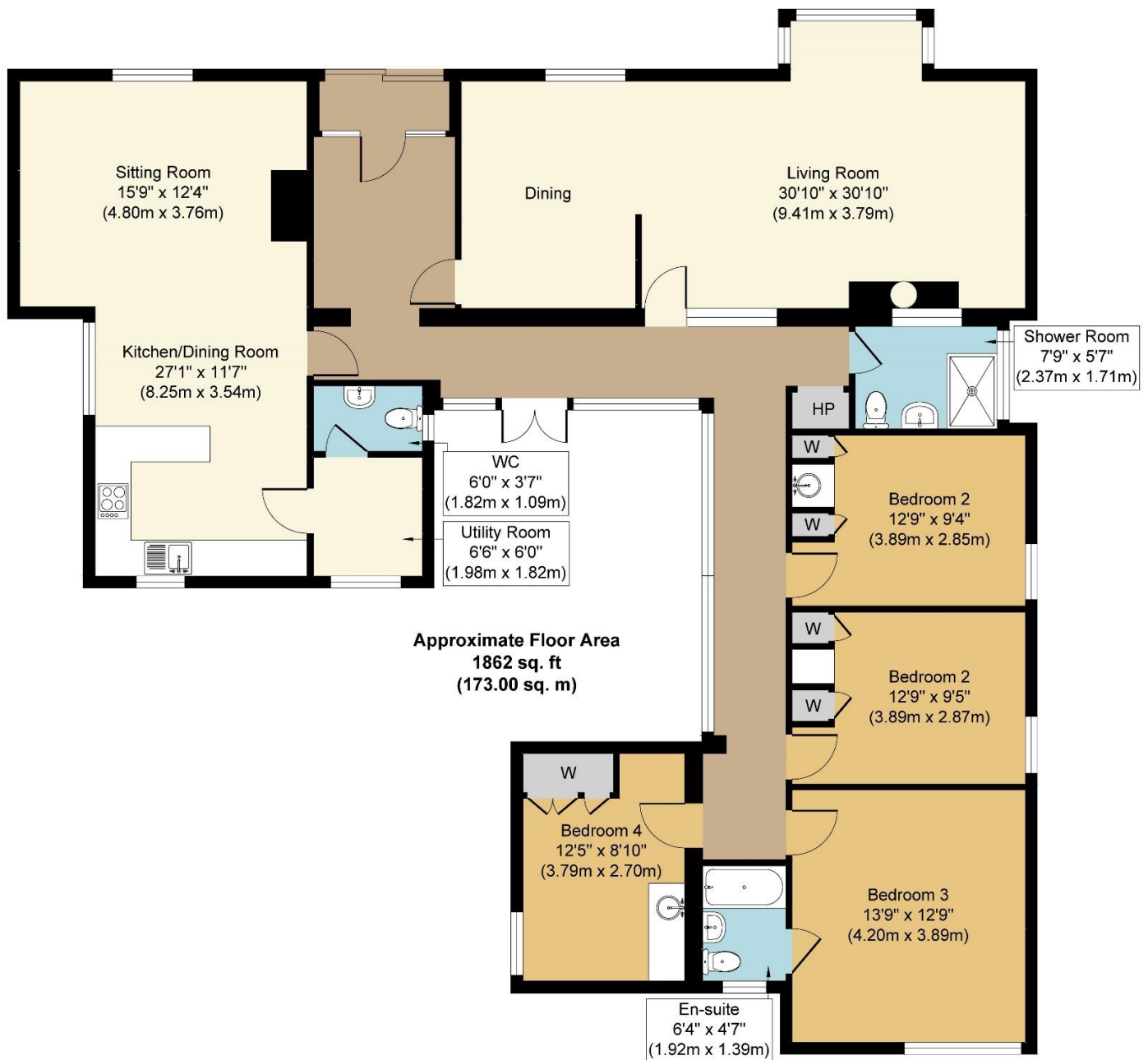
Mature Gardens



Site Map



Floor Plan – For Indicative Purposes Only



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