



## *Bryan J Corcoran*

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**For Sale by Private Treaty**



### **URLAR, CARNEY, SLIGO, F91 YA37**

Detached 4 Bed Dormer Bungalow located in a popular residential area on a generous site c. 0.80 Acres.

The property is in good repair and has landscaped gardens front and rear.

**VIEWING HIGHLY RECOMMENDED**

## ACCOMMODATION:

**Entrance Hall**                      **9'6" (2.9m) x 7'9" (2.36m)**  
Carpet



**Lounge**                                **17'9" (5.41m) x 12'6" (3.81m)**  
Feature brick fireplace with back boiler. Decorative coving.  
Laminate floor.



**Kitchen**                                **13'8" (4.17m) x 10'8" (3.25m)**  
Fully fitted units. Dishwasher, hob, oven, [gas and electric],  
washing machine. Tiled floor and splashback. Rear entrance.



**Bedroom 1**                            **15'8" (4.78m) x 9'4" (2.84m)**  
Double room. Laminate floor.

**Bedroom 2**                            **13'0" (3.96m) x 9'4" (2.84m)**  
Double room. Laminate floor.

**Bedroom 3**                            **12'4" (3.76m) x 7'6" (2.29m)**  
Double room. Laminate floor.

**Bedroom 4**                            **9'3" (2.82m) x 7'9" (2.36m)**  
Single room. Laminate floor.



**Bathroom**                            **9'3" (2.82m) x 5'6" (1.68m)**  
Electric shower. WHB, WC. Carpet

## OUTSIDE

**Workshop**  
Workshop with pit.

**Fuel Shed**

**Car Port**



## SPECIAL FEATURES:

- Property is popular residential area
- Property in good repair
- Large site - c 0.80 Acres. Excellent potential.
- OFCH and solid fuel
- Sligo 10 klms
- Quiet cul de sac setting
- Convenient to all amenities and services
- uPVC double glazed windows and doors
- Front and rear Patios
- Landscaped gardens front and rear



**SIZE:** 97.6 Mtrs Sq



**EPI:** 392.34  
**BER NO:** 103592317

**AMV:** €240,000

### Directions:

Take the Sligo to Bundoran road.

Travel 9.8 klms [5.9 miles]

Take a RIGHT

The property is the THIRD house on the RIGHT HAND SIDE

1 Old Market Street Sligo County Sligo

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