

**13 Saint Edward's Terrace, Sligo F91 CVC4**



**3 End Terrace House 70m<sup>2</sup> / 755 ft<sup>2</sup>**

**Guide Price: €129,000**



***Very well presented 3 bedroom, end terrace house in this most convenient location close to town centre. This property has the benefit of a large, west facing rear garden, with wonderful views overlooking Sligo town, the River Garavogue, and on to Knocknarea mountain. The dwelling has been upgraded in recent years. Private paved driveway.***

## Accommodation

Entrance Hall	1.7m x 2.8m	Tiled floor.
Living / Dining Room	4.5m x 3.5m	Fireplace. Tiled floor. Fitted cabinets.
Family Room / Optional 4 <sup>th</sup> Bedroom	2.7m x 2.7m	Tiled floor.
Kitchen	2.7m x 2.1m	Tiled floor.
Utility Room	2.8m x 1.5m	Tiled floor.
Shower Room	2.2m x 1.7m	Fully tiled wet room. Electric shower.

## 2nd Floor

Bedroom No.1	3.6m x 2.8m
Bedroom No.2	2.6m x 3.5m
Bedroom No.3	1.8m x 2.5m

## Features

- Electric storage heating.
- uPVC & aluminium windows.
- Large private rear garden with potential to extend.
- Quiet location, set back from main road. Paved driveway with private 'off street' parking space.
- Elevated site. Excellent views of Sligo town, Garavogue River and Knocknarea Mountain.
- Central location – strolling distance to all amenities.
- High speed broadband available in area.
- Mains Services.
- BER: F      BER No: 115554321      Energy Performance Indicator: 429.62 kWh/m<sup>2</sup>/yr







***Living / Dining Room***



***Kitchen***



***Family Room / Optional Ground Floor Bedroom***



***Bedroom No.1***



***Bathroom***



**Bedroom No.2**



**Entrance Hallway**

## Floor Plan – For Indicative Purposes Only



### Contact Negotiator

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