MULHOLLAND

13 Saint Edward's Terrace, Sligo F91 CVC4 **3 End Terrace House 70m² / 755 ft²** 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.

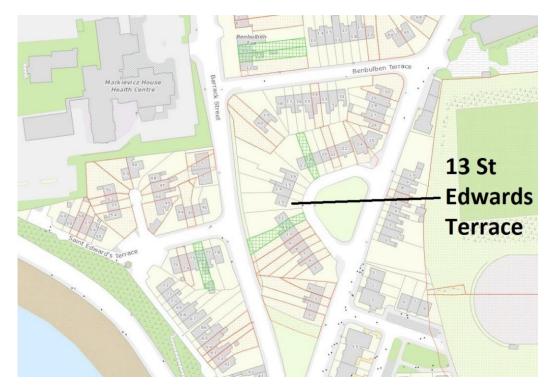
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Accommodation

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 th 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/m²/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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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

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