

For Sale

Asking Price: €399,000

**Sherry
FitzGerald**
Draper



Kilree, First Sea Road, Sligo,
F91 V8P3

BER E1

sherryfitz.ie



Exceptional three-bedroom fully refurbished semi-detached home brimming with character and finished to a beautiful standard throughout with extra large garden and site a special feature.

The property's location on First Sea Road is second to none, being just off Strandhill Road and within easy range of all amenities and Sligo Town Centre.

Inside the interior is bright, warm, and welcoming. The living area feature elegant ceiling coving, feature fireplaces, and built-in display cabinets, creating a comfortable and inviting space. An attractive archway leads from the dining room into the fully fitted kitchen, which offers integrated appliances, a breakfast bar, and direct access to the rear garden. Also on the ground floor is a hallway flooded with natural light from a large window and complemented by built-in storage. A spacious double bedroom is located downstairs, fitted with ample built-in storage and enjoying direct access to a modern wet room. Upstairs, the property offers two further beautifully finished double bedrooms, along with a shared family bathroom. Externally, the home benefits from a front garden, ample off-street parking, and an extra large rear garden, providing excellent outdoor space for relaxation, gardening, or family use or potential space for extension. This property enjoys an enviable location within walking distance of Sligo town centre, with its array of restaurants, cafés, and shops, as well as Sligo bus and train stations. The area is well served by a multitude of schools, sports and recreational amenities, and is also located along a local bus route.



Special Features & Services

- Oil fired central heating
- Double glazed windows
- Ample private parking
- Extensive gardens and site
- Potential to extend
- Within walking distance of Sligo Town Centre including Sligo bus & train station

Accommodation

Entrance Hall Laminate flooring. Carpet to stairs.

Living Room 4.36m x 2.81m (14'4" x 9'3"): Laminate floor. Coving to ceiling. Feature fireplace. Built in display cabinets.

Dining Room 3.8m x 2.6m (12'6" x 8'6"): Laminate floor. Feature fireplace with electric fire. Coving. Archway to kitchen.

Kitchen 2.0m x 5.5m (6'7" x 18'1"): Laminate flooring. Contemporary fitted kitchen. Integrated electric oven, hob and fan. Breakfast bar. Wooden panelling & recess lighting.

Hallway 1.7m x 4.6m (5'7" x 15'1"): Laminate floor. Built in storage. Large window.

Bedroom 1 3.62m x 4.06m (11'11" x 13'4"): Double room. Laminate flooring. Ample built in wardrobes. Coving to ceiling. Access to shower room.

Shower Room 1.6m x 2.9m (5'3" x 9'6"): WC & WHB. Wet Room Style shower. Access from bedroom and hallway.

Upstairs

Bedroom 2 4.36m x 2.69m (14'4" x 8'10"): Double room. Laminate flooring.

Bedroom 3 4.36m x 2.60m (14'4" x 8'6"): Double room. Laminate floor.

Bathroom 1.6m x 2.0m (5'3" x 6'7"): Tiled floor and wet areas. WC & WHB. Bath with overhead electric shower.

Garden

Large front garden, ample off-street parking, and an extra large rear garden, providing excellent outdoor space for relaxation, gardening, or family use or potential space for extension.

BER E1

Directions





NEGOTIATOR

Ken Draper
Sherry FitzGerald Draper
10 Stephen Street, Sligo, Co
Sligo
T: 071 9143710
E:
enquiries@sherryfitzdraper.com

Need a Mortgage or Insurance Cover?

Speak to **Adrian McHale**
T: 071 9162595 M: 087 1498373
E: adrian@ipmdraper.ie



IPM (Financial Services) Ltd t/a IPM Draper
Financial Brokers is regulated by the Central Bank of Ireland

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.
PSRA Registration No. 002102