

***Apt No.15 Market House, Market Yard,
Sligo F91 A628***

BER D1

2 Bedroom First Floor Apartment 56 m² / 603 ft²

Guide Price: €149,000



Very well presented 2 bedroom, 2 bathroom, 'own door' first floor apartment set in a most convenient town centre location, within short strolling distance of all amenities. This spacious unit enjoys a bright west facing aspect, with double doors opening to overlook the market yard. This is an excellent opportunity for owner occupiers and investors alike.

***Features include: * Electric storage heating. * uPVC double glazing.
* Bathroom plus En-suite shower room. Viewing is highly recommended.***

Accommodation

Entrance Porch

Living / Dining Room	4.2m x 4.0m	Laminate wood flooring. Double doors to west facing balcony.
Kitchen	2.3m x 2.2m	Tiled floor.
Bedroom No.1	3.9m x 2.6m	Fitted wardrobe. Shower En-suite off.
En-suite	1.6m x 1.4m	Tiled floor. Walls part tiled.
Bedroom No.2	3.0m x 2.4m	
Bathroom	1.7m x 1.6m	Tiled floor. Walls part tiled.
Hot press / Storage		

Features

- Convenient town centre location.
- Partly furnished.
- Parking.
- Ideal investment opportunity or starter home.
- West facing balcony overlooking Market Yard
- uPVC double glazed windows & double doors to balcony.
- Electric storage heating.
- Management Co Fees c. €1,895 per annum. Includes block policy insurance, general maintenance and refuse.
- High speed broadband available in area.
- BER: D1 BER No: 101154870 Energy Performance Indicator: 227.92 kWh/m²/yr





Living / Dining Room



Kitchen



Bedroom No. 1

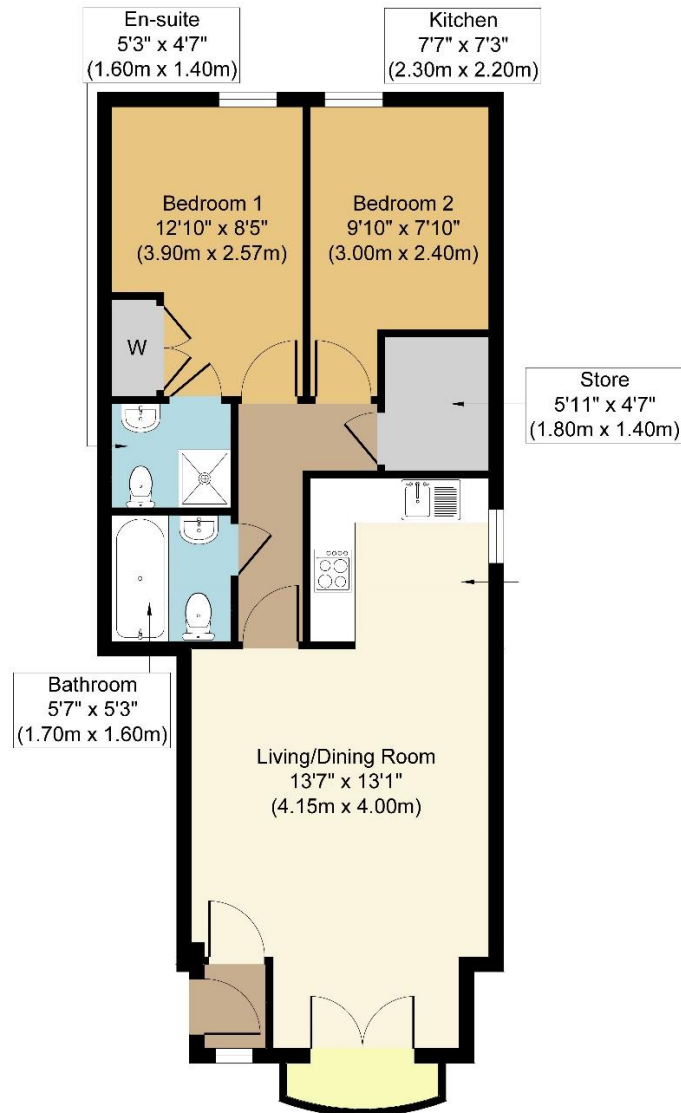


Bedroom No. 2



Bathroom

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