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For Sale by Private Treaty



21 CROZON DOWNS, SLIGO, F91 A39P

Attractive 3 Bed Semi Detached Bungalow with Garage in a most convenient location close to all amenities and services. The residence is located just off Circular Road with the city bus stop on your door step.

VIEWING RECOMMENDED

ACCOMMODATION:

ENTRANCE PORCH Storm door. Tiled floor	4'3" (1.3m) x 2'0" (0.61m)
HALLWAY Laminate floor. Closet	12'6" (3.81m) x 4'3" (1.3m)
CORRIDOR Laminate floor	6'8" (2.03m) x 3'0" (0.91m)
KITCHEN / DINING ROOM Fitted Units. Tiled floor and splashback. Rear door.	17'1" (5.21m) x 10'0" (3.05m)
BEDROOM 1 Double room. Laminate floor.	11'6" (3.51m) x 12'11" (3.94m)
BEDROOM 2 Double room. Laminate floor. Built in wardrobe.	11'6" (3.51m) x 9'8" (2.95m)
BEDROOM 3 Single room. Laminate floor.	8'3" (2.51m) x 7'5" (2.26m)
BATHROOM Tiled floor. Partially tiled walls. Electric shower.	7'7" (2.31m) x 5'11" (1.8m)
HOTPRESS Shelved. Immersion heater.	



SPECIAL FEATURES:

- Residence in good repair
- Convenient to all amenities and services
- Maintenance free exterior
- OFCH and back boiler
- uPVC double glazed windows and doors
- Front and rear gardens
- City bus stop close by.



BER No: 102972494

EPI: 211.8 kWh/mt²/yr

AMV: €235,000

