



Bryan J Corcoran

071 9150155 087 2449053
info@corcoranauctioneers.com www.corcoranauctioneers.com

For Sale by Private Treaty



49 YEATS VILLAGE, SLIGO, F91 NC0H

Excellent opportunity to acquire this 3 Bed ground floor Apartment part of a fully managed complex.

This spacious apartment has a floor area of 80 Mtrs Sq. and is convenient to all amenities and services.

EXCELLENT INVESTMENT OPPORTUNITY

These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are approximate and maps are not drawn to scale. All negotiations should be carried out through Bryan J Corcoran. PSRA Licence No. 002960

ACCOMMODATION:

ENTRANCE HALLWAY 16'0" (4.88m) x 3'11" (1.19m)
Tiled.

LIVING ROOM 12'0" (3.66m) x 12'0" (3.66m)
Carpet.

KITCHEN 9'6" (2.9m) x 7'3" (2.21m)
Fully fitted. Oven, hob, extractor fan, microwave, fridge freezer.
Tiled floor and splashback.

BEDROOM1 10'2" (3.1m) x 9'2" (2.79m)
Single room. Built in wardrobe. Carpet.

EN SUITE 10'2" (3.1m) x 6'7" (2.01m)
Fully tiled. Shower, WC WHB

BEDROOM 2 15'1" (4.6m) x 8'7" (2.62m)
Single room. Built in wardrobe. Carpet.

EN SUITE 9'6" (2.9m) x 4'0" (1.22m)
Fully tiled. Shower, WC WHB

BEDROOM 3 15'9" (4.8m) x 8'3" (2.51m)
Double room. Built in wardrobe. Carpet.

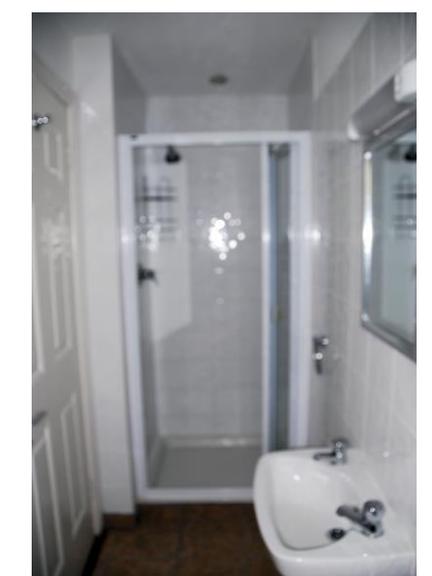
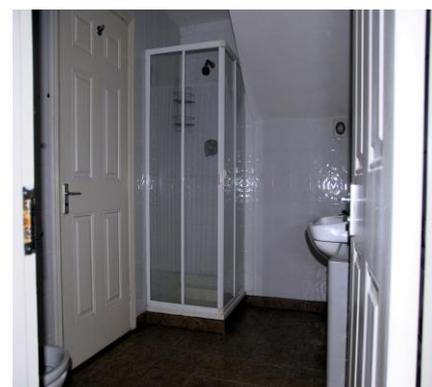
EN SUITE 11'6" (3.51m) x 3'4" (1.02m)
Fully tiled. Shower, WC WHB

HOTPRESS



SPECIAL FEATURES:

- Prime Investment Property
- Fully managed
- Close to Sligo IT
- Walking distance from Sligo City Centre



EPI: 270.5 kWh/m²/yr

BER No: 100836062

SIZE: 80 Mtrs Sq

AMV: €105,000