

No.16 Sycamore Heights, Cliffoney, Co. Sligo F91 T329
2 Bedroom Semi Detached Bungalow 62.3m² / 670 ft²
Guide Price: €175,000

BER C3



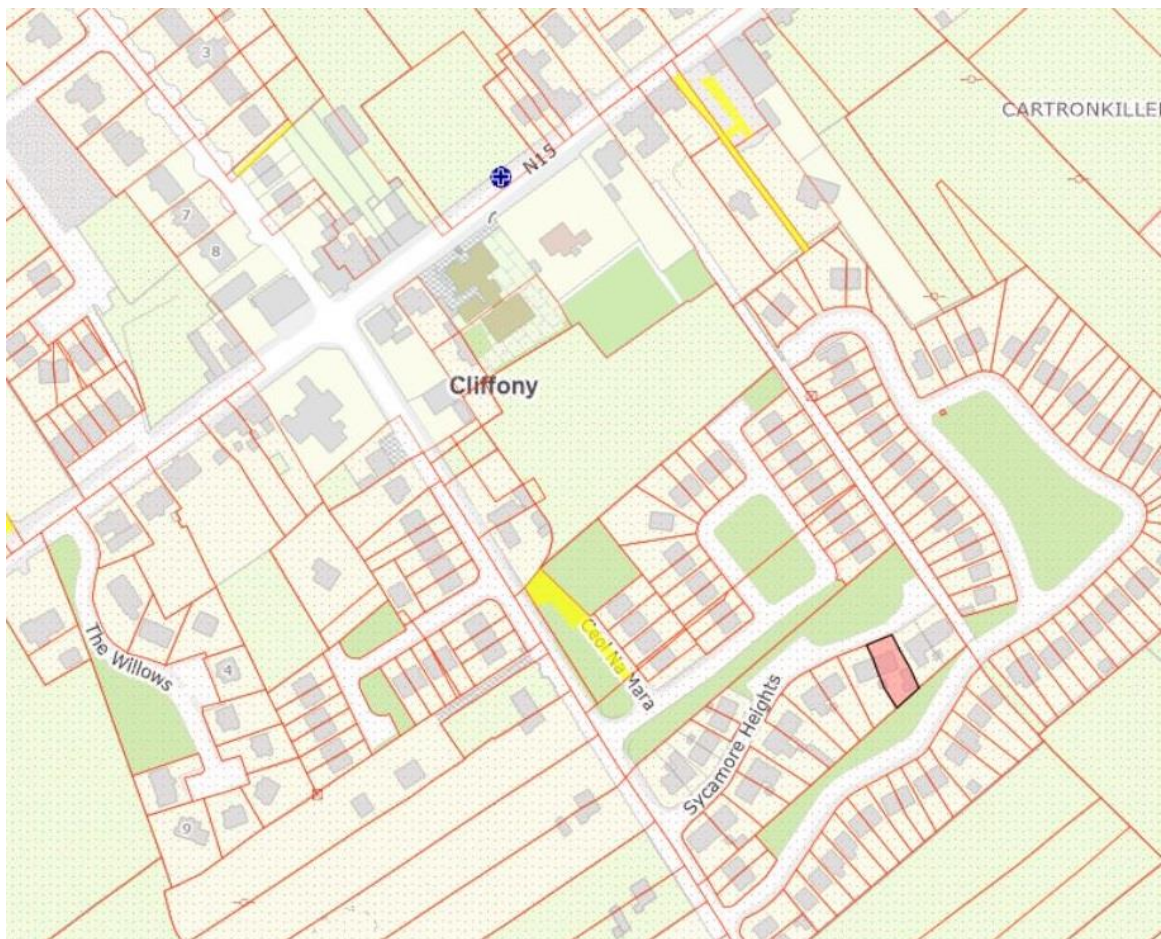
Very well located 2 bedroom, single storey residence situated in a quiet cul-de-sac setting in the popular village of Cliffoney in scenic north Co. Sligo. This lovely property would be an ideal holiday home, situated only c. 3.5 km from the wonderful seaside village of Mullaghmore with it's beautiful beach and world renowned 'big wave surfing'. It is also equally suitable as a starter home, or for those downsizing in retirement years. The property has the benefit of a large detached garage / workshop, suitable for many uses. Features include: Oil Fired & Solid Fuel C/H, double glazing throughout, fully tiled shower room, gardens front and rear, together with ample private parking.

Accommodation

Entrance porch		D/G patio door & teak hall door
Hallway	3.5m x 1.3m	Tiled floor.
Living Room	4.0m x 3.0m	Marble fireplace. Laminate wood flooring.
Kitchen	4.0m x 3.9m	'Stanley' solid fuel range. Tiled floor. Hot Press off.
Bedroom No.1	3.9m x 3.0m	Laminate wood flooring. Fitted wardrobe.
Bedroom No.2	3.4m x 3.0m	Laminate wood flooring. Fitted wardrobe.
Shower Room	2.8m x 1.7m	Fully tiled. Electric shower

Features

- Situated in a quiet cul-de-sac setting, the residence overlooks a large green area.
- Excellent location – strolling distance to all services in Cliffoney village, such as National School, Church, local shops, pubs and restaurant.
- Close to the highly popular seaside village of Mullaghmore.
- Oil fired & Solid Fuel central heating. Recently installed energy efficient condensing boiler.
- uPVC double glazed windows throughout.
- Large garage / workshop comprising c. 31 sq. m. Suitable for a range of uses.
- South facing rear garden. Garden store comprising c. 4.5 sq. m.
- Private off-street parking for three cars.
- High speed broadband available in area.
- Mains Services.
- BER: C3 BER No: 108498767 Energy Performance Indicator: 224.44 kWh/m²/yr





Living Room



Kitchen / Dining Room



Bedroom No.1



Bedroom No.2



Shower Room



View to large green area

Floor Plan – For Indicative Purposes Only



Contact Negotiator

Mark Mulholland

T: 071 9142845 M: 087 2629464

E: mulholland@propertypartners.ie

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