

**3 Ocean Court, Prospect Drive, Brooklawns,  
Sea Road, Sligo F91 RK29**



**3 Bed Apartment 85.7m<sup>2</sup> / 922 ft<sup>2</sup>**

**Guide Price: €185,000**



***Deceptively spacious and beautifully maintained 3 bedroom, first floor apartment in this small block of only six units. This a lovely bright, triple aspect property, with west facing balcony off the living area. Prime location just off the Strandhill Road, only 1.4 miles from Sligo town centre, and within walking distance of schools, shops, public park and many amenities. Also convenient to Finisklin Business Park.***

## Accommodation

Entrance Hall	5.0m x 1.5m	Laminate wood flooring.
Living Room	5.0m x 3.8m	Laminate wood flooring. Double doors to west facing balcony.
Kitchen / Dining	3.9m x 2.9m	Solid maple shaker style units. Tiled floor. All appliance included.
Bedroom No.1	4.7m x 3.9m	Fitted wardrobe. Shower En-suite off.
Shower En-suite	2.7m x 1.0m	Part tiled
Bedroom No.2	3.9m x 3.4m	Fitted wardrobe.
Bedroom No.3	2.7m x 2.5m	
Bathroom	3.0m x 2.3m	Part tiled
Store room	1.0m x 1.0m	Water storage tank & pump.

## Features

- Gas Central heating.
- Excellent B2 Energy Rating.
- Bright triple aspect unit.
- Double glazed uPVC windows.
- High speed broadband available in area.
- Sale includes all furniture, kitchen appliances, curtains, blinds & light fittings.
- Large double bedrooms.
- Ample parking.
- Building serviced by elevator – Only six apartments in block.
- BER: B2      BER No: 100676907      Energy Performance Indicator: 116.65 kWh/m<sup>2</sup>/yr
- Management Company: First Sea Road Mgt CLG      Annual Fee: €1,400





**Living Room**



**Kitchen / Dining**



**Bedroom No.1**

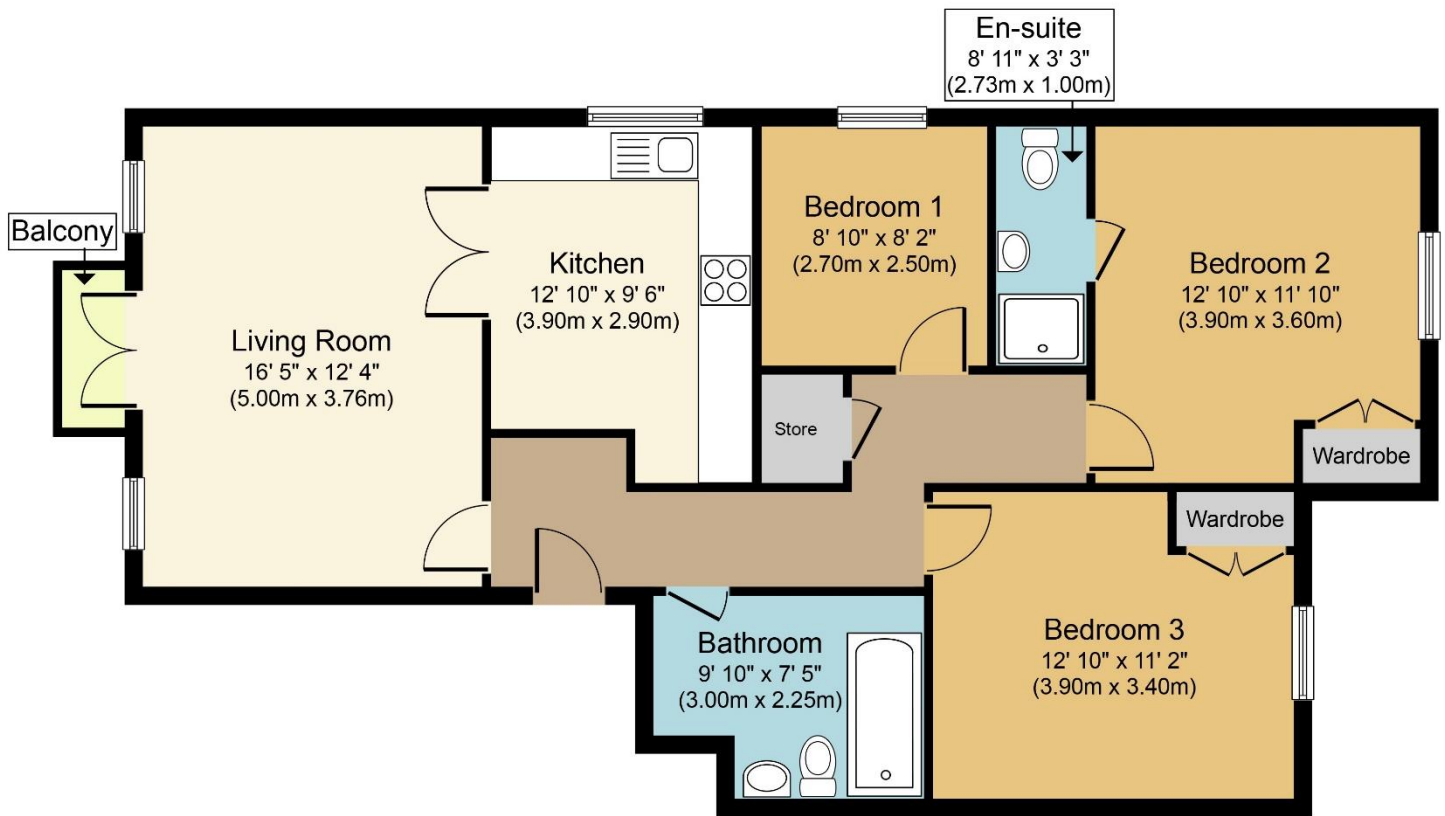


**Bedroom No.2**



**Rear aspect overlooking green area**

## Floor Plan – For Indicative Purposes Only



### Contact Negotiator

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