

For Sale

Asking Price: €485,000

Sherry
FitzGerald
Draper



Cranfield House, Ballincar,
Rosses Point Road, Sligo,
F91 X236

BER D1

sherryfitz.ie



Cranfield House is a substantial and ideally located family home enjoying all the attributes suited to modern family living. Occupying a prime cul de sac position adjacent to Rosses Point Road, the convenience of the location is second to none, being within 15 minutes' walk of local shops and all the wider amenities of Sligo Town Centre while the seaside village of Rosses Point is a direct 10-minute drive or a leisurely bike ride away.

Accommodation extends to approximately 247sq.m. (2658 sq.ft.). On the ground floor it comprises a large welcoming entrance hallway, office, spacious sitting room, large dining room, living room with open fireplace, kitchen/dining, utility room, shower room, large bedroom, and garage. Upstairs there are five sizeable bedrooms, one with ensuite shower room and the main house bathroom all serviced by a generous stairs and landing space.

Outside, in front the property has ample parking bounded by attractive border beds walled and gated. To the rear the site is very private and its southwest aspect makes the most of the afternoon and evening sunlight. The rear garden is bordered by mature hedging and trees, with a large private patio area adjacent to the house.

Viewing is highly recommended to really appreciate what this wonderful residence has to offer.

Joint agents - Oates Breheny Group



Accommodation

Entrance Hall 4.8m x 2.2m (15'9" x 7'3"): tiled flooring

Hall (part 2) 2.3m x 1.8m (7'7" x 5'11"): tiled flooring, storage press

Office/Study 3.7m x 2.1m (12'2" x 6'11"): wooden flooring

Sitting Room 6.3 x 4m (6.3 x 13'1"): Bay window, feature open fireplace, coving & centerpiece. double doors to dining room

Dining Room 4.5m x 3.9m (14'9" x 12'10"): double doors to sitting room, coving & centerpiece

Living Room 4.6m x 4.6m (15'1" x 15'1"): solid wooden flooring, feature open fireplace, coving & centerpiece

Kitchen 4.5m x 2.9m (14'9" x 9'6"): extensive range of fitted kitchen units, tiled flooring, sliding door to living room

Utility Room 3.4m x 2.2m (11'2" x 7'3"): fitted units with sink, tiled flooring, plumbing for washing machine & dryer, door to rear garden

Back hall 2m x 1m (6'7" x 3'3"): tiled flooring

Shower Room 2.1m x 1m (6'11" x 3'3"): wc, whb, shower, wall & floor tiling

Bedroom 6 5.7m x 3.3m (18'8" x 10'10"):

Garage 7m x 2.8m (23' x 9'2"): double door to front

Boiler house 1.7m x 1.2m (5'7" x 3'11"):

Upstairs

Landing 3.8m x 1m (12'6" x 3'3"): hotpress

Bedroom 1 4.5m x 3.3m (14'9" x 10'10"): built in wardrobe, views of Knocknarea Mountain

Ensuite 2.2m x 1.5m (7'3" x 4'11"): wc, whb, shower, wall & floor tiling

Bedroom 2 3.8m x 2.9m (12'6" x 9'6"): built in wardrobe with wash hand basin

House Bathroom 2.2m x 2.2m (7'3" x 7'3"): wc, whb, bath with shower over head, wall & floor tiling

Bedroom 3 3.9m x 3.3m (12'10" x 10'10"): built in wardrobe & shelves

Bedroom 4 3m x 3m (9'10" x 9'10"): built in wardrobe

Bedroom 5 4.5m x 2.8m (14'9" x 9'2"): built in wardrobe & wash hand basin







Special Features & Services

- OFCH
- Double glazed PVC windows throughout
- Private southwest facing private mature rear garden with sunny patio area
- Ample car parking to the front
- Convenient location close to Sligo Centre and Rosses Point
- Generous accommodation ideal for family living

BER

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BER No. 116598509



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