

No.5 Yeats Heights, Ballinode, Sligo F91 F9F8
3 Bedroom Semi Detached House 89.3m² / 962 ft²
Guide Price: €209,000

BER D1



Very well presented 3 bedroom, semi detached house situated in a quiet cul-de-sac location, just off the Manorhamilton Road close to Sligo University Hospital, Atlantic Technological University and Abbvie Pharmaceuticals, and within short walking distance of Sligo town centre and all amenities. The residence, which is an excellent investment opportunity, is equally suitable as a lovely family home.
Features include: Oil Fired & Solid Fuel C/H, double glazing, fully tiled bathroom, south facing rear garden, private driveway parking.
Early viewing is highly recommended.

Accommodation

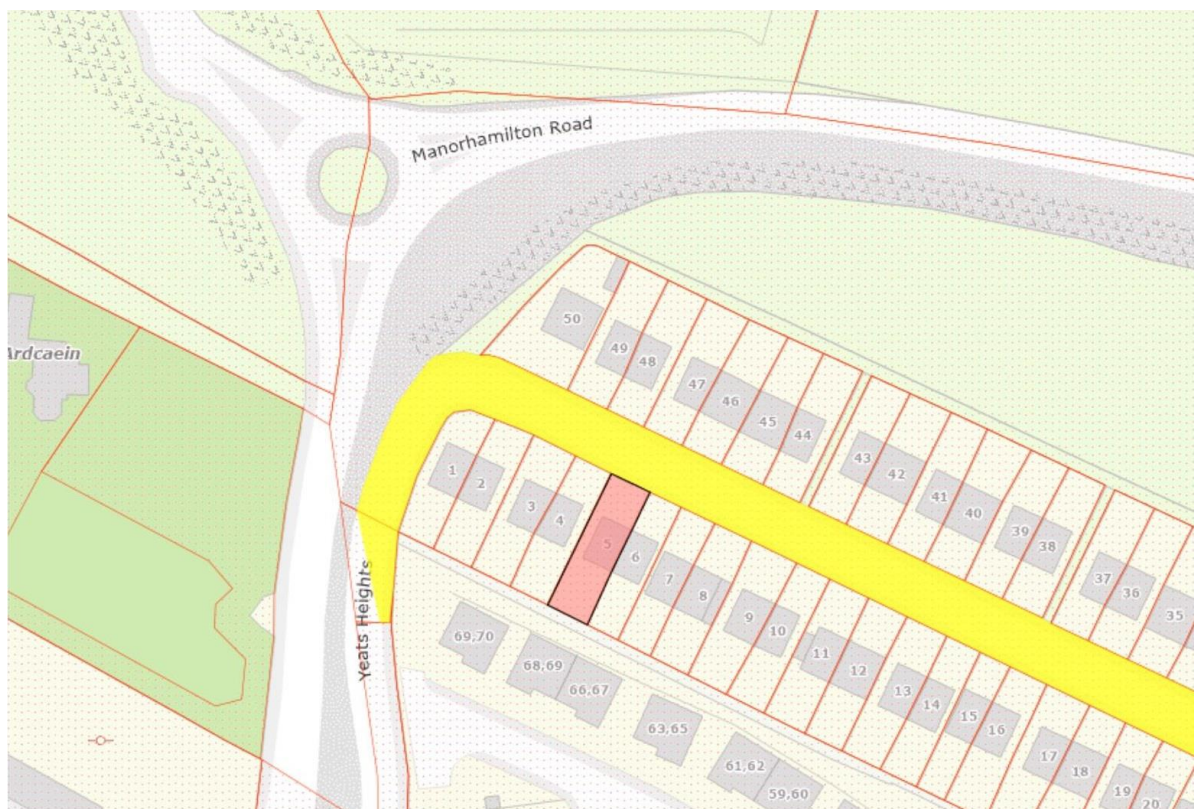
Entrance porch		Tiled floor. Patio sliding door.
Hallway	3.9m x 1.9m	Laminate wood flooring.
Living Room	4.3m x 3.6m	Marble fireplace with back boiler. Laminate wood flooring.
Kitchen / Dining Room	5.7m x 3.6m	Laminate wood flooring.

First Floor

Bedroom No.1	3.6m x 3.4m	Laminate wood flooring. Fitted wardrobe.
Bedroom No.2	4.0m x 3.6m	Laminate wood flooring. Fitted wardrobe.
Bedroom No.3	2.7m x 2.4m	Laminate wood flooring. Fitted wardrobe.
Bathroom	2.0m x 1.7m	Fully tiled. Electric shower

Features

- Situated in a quiet cul-de-sac setting.
- Excellent location – strolling distance to Sligo University Hospital, Atlantic Technological University & Abbvie Pharmacueticals. Only 1.5 km to Sligo town centre and all amenities.
- Oil fired & Solid Fuel central heating.
- uPVC double glazed windows throughout.
- Maintenance free external finish.
- South facing rear garden.
- Private off-street parking.
- High speed broadband available in area.
- Mains Services.
- BER: D1 BER No: 118859941 Energy Performance Indicator: 242.2 kWh/m²/yr





Living Room



Entrance Hallway



Kitchen / Dining Room

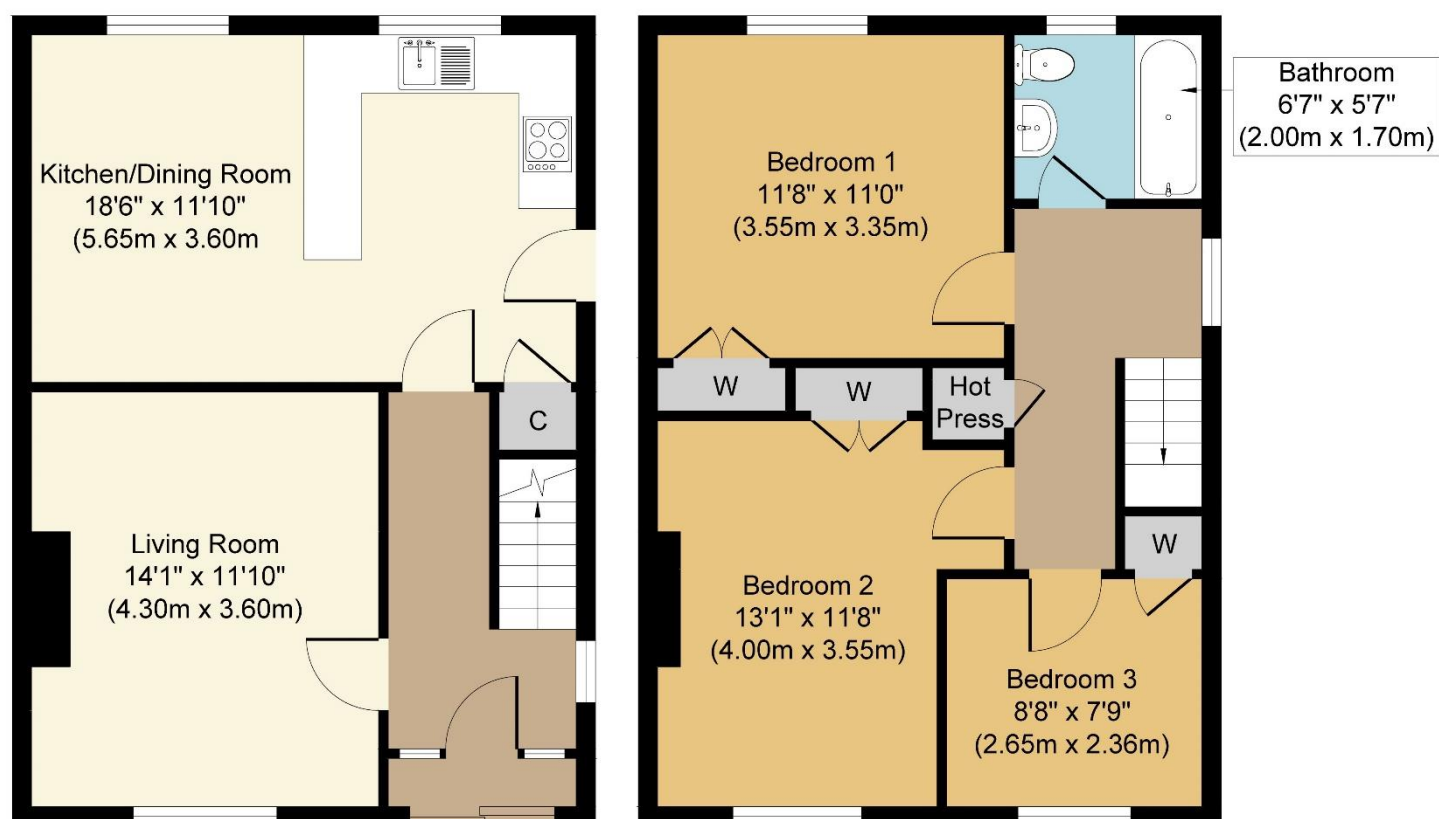


Bedroom No.1



Bathroom

Floor Plan – For Indicative Purposes Only



Contact Negotiator

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Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Mulholland