



Bryan J Corcoran

071 9150155 087 2449053
bjcor@eircom.net www.corcoranauctioneers.com

For Sale by Private Treaty



CARROWCARDEN, ENNISCROME, CO SLIGO

Attractive Two Storey 5 Bed Detached Residence with independent Annexe

The property is on an elevated site overlooking Enniscrone,
the dunes and the sea.

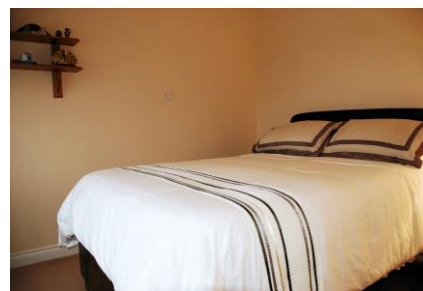
The property is well maintained, in good repair and it offers spacious
comfortable living accommodation.

The residence is located in a quiet cul de sac 1 mile from Enniscrone,
Convenient to all amenities and services.

VIEWING HIGHLY RECOMMENDED

ACCOMMODATION:

Entrance Porch Tiled	6'0" (1.83m) x 5'0" (1.52m)
Hallway Tiled	11'6" (3.51m) x 6'6" (1.98m) 6'9" (2.06m) x 3'0" (0.91m)
Corridor Tiled	7'0" (2.13m) x 4'3" (1.3m)
Lounge Open Fireplace, Carpet	20'8" (6.3m) x 12'8" (3.86m)
Living room/Study Carpet, Patio door to deck	10'6" (3.2m) x 9'10" (3m)
Kitchen/Dining Room	15'6" (4.72m) x 10' 3" (3.12m)
Kitchen Tiled floor, Fully fitted Oak units Stanley Oil cooker, washing machine, Fridge freezer	
Dining Tiled floor, Rear door	14'6" (4.42m) x 9'0" (2.74m)
Bedroom 1 Double, Carpet	11'0" (3.35m) x 8'9" (2.67m)
W/C & WHB	6'0" (1.83m) x 3'0" (0.91m)
Stairs & Landing Carpet	
Bedroom 2 Double, Carpet, Built in wardrobes, WHB	13'3" (4.04m) x 10'4" (3.15m)
Bedroom 3 Carpet, Double, Built in wardrobes	13'4" (4.06m) x 12'8" (3.86m)
Bedroom 4 Carpet, Single, Built in wardrobes	12'8" (3.86m) x 7'0" (2.13m)
Bedroom 5 Single, Carpet, Built in wardrobes	9'9" (2.97m) x 9'0" (2.74m)
Shower room Fully tiled, Electric shower	5'8" (1.73m) x 5'0" (1.52m)



Bathroom 7'3" (2.21m) x 7'0" (2.13m)

Fully tiled, Electric shower

Hot press

Shelved, Immersion heater

Self Contained Apartment 16'9" (5.11m) x 15'9" (4.8m)

Suitable for short term or long term rental

En Suite

6' (1.82m) x 4'8" (1.42m)

Electric shower, Fully tiled

SPECIAL FEATURES

- Spacious 5 Bed family residence
- Pleasant rural setting overlooking Enniscrone sand dunes & sea
- Well maintained and in good repair
- Landscaped gardens front and rear
- Oil fired central heating
- Aluminium soffit and fascia
- Double glazed windows and Hard wood doors
- Annex with independant living accomadation
- Quiet cul de sac seting
- Convenient location Enniscrone 1.5 Klms.
Ballina 10 Klms

Fixtures and Fittings:

Carpets, curtains and light fittings included in the sale



BER No: 108130816

Energy Performance Indicator: 252.63 kWh/m2/yr

SIZE: House: 1712 sq ft [159 mtrs sq]
Annexe: 292 sq ft [27 mtrs sq]

AMV: €350,000

