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For Sale by Private Treaty



46 MEADOW VALE, TONAPHUBBLE, SLIGO, F91 V8R2

A well-maintained three bedroom family home ideally positioned within this established and highly convenient residential development in Tonaphubble, Sligo. The property has been lovingly cared for over the years and offers bright, spacious accommodation throughout.

VIEWING STRONGLY RECOMMENDED

The ground floor features a welcoming entrance hallway, comfortable sitting room with feature fireplace, and an exceptionally large kitchen and dining area overlooking the rear garden. A separate utility room provides excellent additional storage and practicality for everyday living. Upstairs, the property offers spacious bedrooms filled with natural light, including a generous main bedroom, together with fully tiled bathrooms in excellent condition.

Externally, the home is further enhanced by beautifully maintained front and rear gardens with mature planting, colourful flowers, patio area, and garden shed, creating a private and peaceful outdoor space. To the front, there is private off-street parking and an attractive landscaped entrance. Located close to schools, shops, ATU Sligo, Sligo University Hospital and all town amenities, this is an ideal home for families, first-time buyers or investors alike.

ACCOMMODATION:

ENTRANCE HALLWAY 18'5" (5.61m) x 5'7" (1.7m)

Carpet.

LIVING ROOM 9'10" (3m) x 13'2" (4.01m)

Carpet. Ceiling Rose. Decorative Coving. Open Fire Place with Electric Insert.

GUEST WC 4'0" (1.22m) x 4'7" (1.4m)

Fully Tiled. WC. WHB.

KITCHEN 18'0" (5.49m) x 12'0" (3.66m)

Fully Fitted Cabinets. Tiled Floor. Tiled Splashback.

UTILITY 6'3" (1.91m) x 4'0" (1.22m)

Flooring

MASTER BEDROOM 12'0" (3.66m) x 11'0" (3.35m)

Double Room. Built-in Wardrobes. Carpet.

ENSUITE 7'6" (2.29m) x 4'0" (1.22m)

Fully Tiled Shower. WC. WHB.

BEDROOM 2 14'0" (4.27m) x 9'3" (2.82m)

Double Room. Built-in Wardrobes. Carpet.

9'2" (2.79m) x 10'2" (3.1m)

BEDROOM 3 10'2" (3.1m) x 8'2" (2.49m)

Single Room. Built-in Wardrobes.

BATHROOM 7'0" (2.13m) x 7'7" (2.31m)

Fully Tiled. Bath. WC. WHB.

SPECIAL FEATURES:

- Convenient location, walking distance from Sligo Town, Sligo Sports Complex and Racecourse
- Bright, Spacious Rooms
- Fully Tiled Bathrooms
- Open- plan Kitchen
- Integrated Fireplace
- Patio and Garden shed
- Oil Fire Central Heating

AVM: €330,000



