

8 Cúil Buí, Cloonacool, Tubbercurry, Co. Sligo F91 F77E



4 Bedroom Detached House 143.3 m² / 1,543 ft²

Guide Price: €225,000



Situated in the charming village of Cloonacool, in south Co. Sligo, this substantial four-bedroom detached residence, offers bright, well-proportioned accommodation throughout. Originally built in 2006, and substantially completed internally in more recent years, the property is long term unoccupied, and offers a unique opportunity to qualify for significant Vacant Property Grants, plus further SEAI Energy Upgrade Grants (subject to approval).

The ground floor features a spacious Entrance Hallway with a most attractive modern staircase, complete with contemporary glass balustrade; a generous, bright Living Room with dual-aspect windows and provision for a fireplace; a large Kitchen/Dining room enjoying a lovely south-west facing aspect with double doors to the rear garden; a Utility Room providing excellent additional storage; and a Guest WC.

The first floor offers four well-proportioned bedrooms, including a primary bedroom with extensive fitted wardrobes and an ensuite shower room. A family bathroom with a bath and separate shower completes this floor.

Externally, the property stands on a well-appointed site with a generous rear garden. The entire site is enclosed by a walled boundary.

Cloonacool is a tranquil village, set in the south Co. Sligo countryside, located c. 8 km from Tubbercurry, 30 km from Sligo town and 35 km from Ireland West International Airport. Local amenities include Primary School, the beautifully maintained Community Park with landscaped green areas, walking paths and recreational space, Church & Community Centre. Access to TFI Local Link rural bus transport services serving the surrounding region.

Accommodation

| | | |
|-----------------------|-------------|--|
| Entrance Hallway | 3.5m x 3.1m | Tiled floor. Modern glass balustrade staircase |
| Lounge | 4.8m x 4.3m | Laminate wood flooring. Provision for fireplace. |
| Kitchen / Dining Room | 6.3m x 4.2m | Laminate wood flooring. Bright south-west facing aspect. Double doors to rear garden. Provision for solid fuel stove/range with plumbing for Solid Fuel C.H. |
| Utility Room | 3.2m x 2.0m | Laminate wood flooring. Large utility room with excellent additional fitted storage units. Internal Oil Boiler. |
| Guest WC | 2.0m x 2.0m | Tiled floor. |

First floor

| | | |
|---------------|-------------|---|
| Bedroom No. 1 | 4.0m x 3.6m | Laminate wood flooring. Extensive floor-to-ceiling wardrobes. Shower Ensuite off. |
| Ensuite | 1.9m x 1.9m | Tiled floor & shower surround. Electric Shower |
| Bedroom No. 2 | 4.3m x 3.3m | Laminate wood flooring. Fitted wardrobe. |
| Bedroom No. 3 | 3.1m x 3.1m | Laminate wood flooring. Fitted wardrobe. |
| Bedroom No. 4 | 3.2m x 2.9m | Laminate wood flooring. |
| Bathroom | 3.1m x 1.9m | Tiled floor & shower surround. Bath & separate shower unit. Power shower. |

Features include:

- Oil fired C.H.
- Plumbing for Solid Fuel C.H – potential to fit a stove or range in Kitchen / Dining Room.
- Double glazed uPVC windows throughout.
- Pressurised heating system.
- Ample space for garage to rear.
- Fully walled boundary site. Concrete footpaths front, side and rear
- Bright south-west facing rear garden. Outside tap
- Mains services.
- Maintenance free external finish - Stone façade to G.F. front and side elevations, plus dry dash rendered external finish.
- Aluminium fascia and soffit
- Radon Barrier.
- High speed broadband available in area.
- Quiet residential location.
- BER: B BER No: 115367344 Energy Performance Indicator: 137.26 kWh/m²/yr

Entrance Hall



Lounge



Kitchen – Dining Room



Utility Room



Bedroom No.1



Bedroom No.2



Bathroom



En-suite

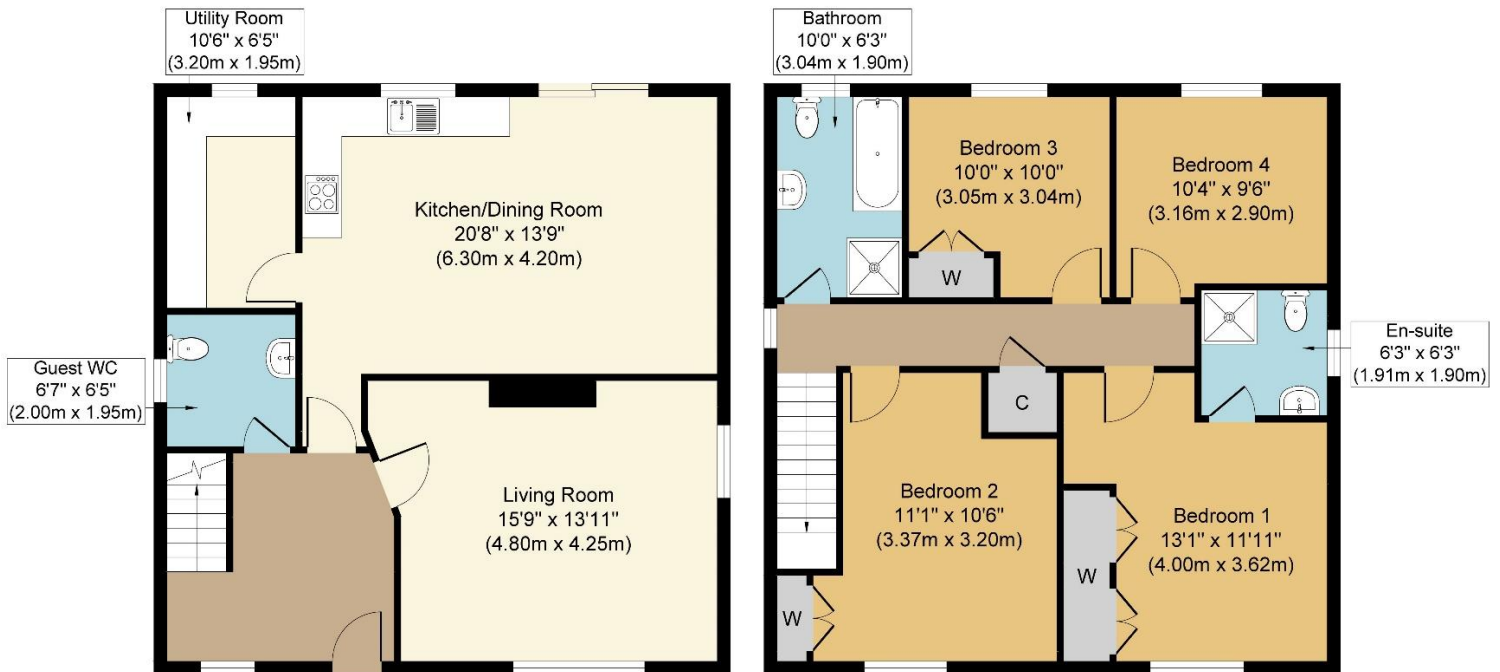


Rear Garden





Floor Plan – For Indicative Purposes Only



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