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For Sale by Private Treaty



45 MEADOWVALE, TONAPHUBBLE, SLIGO, F91 P8N0

Attractive 3 Bed End of Terrace Residence in a quiet cul de sac setting convenient to all amenities and services.

The house is well maintained and in excellent repair.

Ideal starter home.

VIEWING STRONGLY RECOMMENDED

ACCOMMODATION:

Entrance Hall 19'3" (5.87m) x 6'0" (1.83m)

Laminate floor. Decorative coving.

Lounge 13'6" (4.11m) x 11'9" (3.58m)

Feature cast iron fireplace. Laminate floor. Decorative coving.

Guest WC 5'0" (1.52m) x 4'3" (1.3m)

Tiled floor. Walls partially tiled

Kitchen Dining Room 18'4" (5.59m) x 11'8" (3.56m)

Fully fitted. Integrated hob, oven, extractor fan. Dishwasher, fridge and microwave. Tiled floor and splashback. Patio door.

Utility Room 6'6" (1.98m) x 4'3" (1.3m)

Fully fitted. Tiled floor. Washer and dryer and fridge freezer

Conservatory 11'6" (3.51m) x 8'6" (2.59m)

Tiled floor. Patio door.

Landing

Laminate floor. Carpet on the stairs. Access to Attic by Stira stairs.

Bedroom 1 11'8" (3.56m) x 11'6" (3.51m)

Master bedroom. Fitted Sliderobes and wardrobe. Laminaate floor.

En Suite 7'6" (2.29m) x 4'3" (1.3m)

Tiled floor. Walls partially tiled. Electric shower.

Bedroom 2 9'10" (3m) x 10'6" (3.2m)

Double room. Laminate floor. Fitted Sliderobe and wardrobe.

Bedroom 3 9'10" (3m) x 7'10" (2.39m)

Single room. Laminate floor. Built in wardrobe.

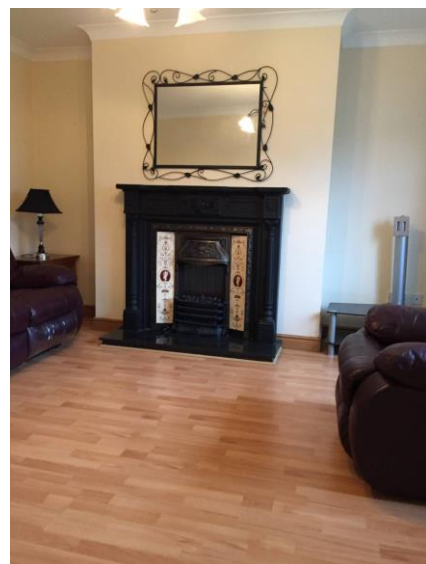
Bathroom 7'10" (2.39m) x 6'6" (1.98m)

Tiled floor. Walls partially tiled.

Hotpress

Shelved. Immersion heater

Garden Shed



SPECIAL FEATURES:

- Well maintained in excellent repair
- Quiet cul de sac setting convenient to all amenities and services
- Sligo City Centre 1.5klms
- uPVC windows and doors
- OFCH
- Maintenance free exterior
- On City bus route
- Tarmac drive.
- Front and rear gardens with Patio

BER No: 105323406

EPI: 221.81 KwH/M2/YR



SIZE: 115.92 Mtrs Sq [1248 sq ft]

AMV: €200,000





