



## *Bryan J Corcoran*

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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**

These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are approximate and maps are not drawn to scale. All negotiations should be carried out through Bryan J Corcoran. PSRA Licence No. 002960

## 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





