

DOUGLAS NEWMAN GOOD

12 Youngs Road, Ballisodare, Co. Sligo.



Spacious four bed semi-detached home, conveniently located in the village of Ballisodare. The property has a raised back garden and lower patio area, with a side garden and parking facilities to the front.

The downstairs area is spacious with a large sitting room, wooden flooring and a marble surround open fireplace. The kitchen/dining area is bright and spacious with tiled floors and fitted units in the Kitchen. There is double doors leading out to the back garden. It has a good size utility room and a guest WC under the stairs.

There is four bedrooms, master bedroom is en suite, and a main bathroom upstairs. The main bathroom is fully tiled. All the bedrooms have wooden floors.

Beautiful four bedroom semi-detached home. Conveniently located in the village of Ballisodare. This property is in excellent condition throughout and close to all amenities.

Mortgage Information

As brokers for 13 of the lenders, we can provide you with expert advice and source the most competitive mortgage to suit your needs. Please contact Tess Monaghan, Senior Mortgage Advisor, on 071 9159222 or 086 3999062.

Location: Ballisodare, Co Sligo

Directions: Entering Ballisodare from Sligo take the left turn at the roundabout followed by a right turn circa 50 yards after into the Union Walk Development.

ACCOMMODATION

First Floor

Master Bedroom	4.73m x 3.66m(15.52ft x 12.01ft)	With wooden floor and fitted wardrobes.
En Suite	1.04m x 2.14m(3.41ft x 7.02ft)	Fully tiled with WC, WHB and Electric shower.

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Sligo.

Bedroom 2	3.19m x 3.13m(10.47ft x 10.27ft)	With wooden floor and fitted wardrobes.
Bedroom 3	3.45m x 3.17m(11.32ft x 10.4ft)	With wooden floor and fitted wardrobes.
Bedroom 4	3.83m x 2.69m(12.57ft x 8.83ft)	With wooden floor.
Main Bathroom	2.28m x 1.55m(7.48ft x 5.09ft)	Fully tiled with WC, WHB, bath and electric shower over.

Ground Floor

Entrance Hall	5.46m x 1.05m(17.91ft x 3.44ft)	With tiled floor and carpet on stairs.
Sitting Room	5.71m x 4.52m(18.73ft x 14.83ft)	With wooden floor and underground heating, open fire place with marble surround.
Kitchen	3.04m x 4.1m(9.97ft x 13.45ft)	With tiled floor, underground heating and fitted units.
Dining Area	3.35m x 3.52m(10.99ft x 11.55ft)	With tiled floor and double doors leading out to patio area and rear garden.
Utility Room	1.71m x 3.13m(5.61ft x 10.27ft)	With tiled floor, part tiled walls and fitted units.
Guest WC	1.43m x 1.62m(4.69ft x 5.31ft)	Fully tiled with WC and WHB.

Negotiator: Geraldine O'Connell

Email Address:

Contact Number:

The above particulars are issued by Flanagan Ford on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors. These particulars do not form any contract for sale subsequently entered into.

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Sligo.

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Room Images



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