

DOUGLAS NEWMAN GOOD

Barrack Road, Collooney, Co.

Sligo

This is a four bedroom detached dormer style family home with ample living space and a nice private south west facing rear garden. The property is in need of some redecoration.

This is a four bedroomed detached dormer style property within walking distance of an array of amenities in the centre of Collooney Village. While the property does require some redecoration, it offers good accommodation at ground floor & first floor. Viewings are highly recommended.



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.

Guide Price: € 175,000

Location: Collooney, Co Sligo

Directions: As you leave Sligo town arriving at the first roundabout at Collooney which fronts onto the Gulf Oil filling station take the third exit bringing you into Collooney. Continue on this road for circa 100 metres and this property is immediately on your left hand side.

Eircode for the property is -F91 F2V9

ACCOMMODATION

Ground Floor

| | | |
|-----------------------|--------------------------------|---|
| Entrance Hall | 5.15m x 1.9m(16.9ft x 6.23ft) | Bright hallway with laminate timber floor & carpet on stairs. |
| Downstairs Bedroom | 2.8m x 3.8m(9.19ft x 12.47ft) | With laminate timber floor. |
| TV Room | 2.9m x 3.9m(9.51ft x 12.8ft) | With laminate timber floor & opens through French doors to the kitchen / dining area. |
| Kitchen / Dining Area | 4.8m x 3.5m(15.75ft x 11.48ft) | Fully fitted kitchen with tiled floor & back splash. Opens to the |

Viewing by Appointment with Agent

| | | |
|---------------------------|---------------------------------|--|
| Utility Room | 1.55m x 1.8m(5.09ft x 5.91ft) | utility room. |
| Shower Room | 0.95m x 1.76m(3.12ft x 5.77ft) | Tiled floor & part tiled walls, with WC, WHB & shower. Fully tiled around shower. |
| Living Room | 4.3m x 4.8m(14.11ft x 15.75ft) | With laminate timber floor, open fireplace with cast iron & wood surround, coving on ceiling & patio doors opening to the rear south-west facing patio area. |
| <u>First Floor</u> | | |
| Landing | 1m x 3.5m(3.28ft x 11.48ft) | With laminate timber floor. |
| Bedroom 2 | 2.85m x 3.85m(9.35ft x 12.63ft) | With laminate timber floor. |
| Hot Press | | Generous size hot press. |
| Bathroom | 1.5m x 1.6m(4.92ft x 5.25ft) | Fully tiled with WC, WHB & bath. |
| Master Bedroom | 3m x 4m(9.84ft x 13.12ft) | With laminate timber floor & en suite. |
| En Suite | 1.2m x 3.4m(3.94ft x 11.15ft) | Fully tiled with WC, WHB & corner electric shower. |
| Bedroom 4 | 3.4m x 2.8m(11.15ft x 9.19ft) | With laminate timber floor. |

Negotiator: Shane Flanagan
Email Address: shane@dngflanaganford.ie
Contact Number: 071 9159222 or 087 2461062

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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Room Images



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