

DOUGLAS NEWMAN GOOD

16 Ballina Road, Tubbercurry, Co. Sligo



This beautiful family home is presented in pristine condition throughout. Downstairs the sitting room has an open fireplace with marble hearth and wooden surround, the separate dining area looks onto the front garden. The kitchen has fitted units with integrated appliances.

Upstairs there are three bedrooms with the main bedroom en-suite. The bathroom is also upstairs.

In 2017 the current owners upgraded the property: re-plumbed, new kitchen and fully insulated.

Outside there is a large garage at the rear of the property and two parking spaces to the front of the house with a lovely garden area.

Beautifully presented three bedroom semi-detached family home with garage, situated half a kilometre outside Tubbercurry on the Ballina road. All amenities are within a short walking distance.

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: € 85,000

Location: Tubbercurry, Co Sligo

Directions: Take the N17 road from Sligo to Tubbercurry. At the first set of traffic lights in Tubbercurry take the Ballina road to the right. The property is the end house on the right. Approx 0.5km after the Basta Factory.

ACCOMMODATION

Ground Floor

Entrance Hall	3.95m x 1.89m(12.96ft x 6.2ft)	With laminated floor.
Sitting Room	3.69m x 4.36m(12.11ft x 14.3ft)	With laminated floor, open fireplace with marble hearth and

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		wooden surround.
Kitchen	3.36m x 2.06m(11.02ft x 6.76ft)	With lino floor, fitted units and tiled splash back.
Dining Area	4m x 3.06m(13.12ft x 10.04ft)	With laminated floor.
<u>First Floor</u>		
Landing		Circa. 4.50sqm with carpet floor.
Master Bedroom	4.39m x 4.27m(14.4ft x 14.01ft)	With laminated floor and fitted wardrobes.
Bedroom 2	3.94m x 3.53m(12.93ft x 11.58ft)	With laminated floor.
Bedroom 3	2.72m x 2.61m(8.92ft x 8.56ft)	With laminated floor.
Main Bathroom	2.18m x 1.77m(7.15ft x 5.81ft)	Fully tiled with WC, WHB and electric shower.

Negotiator: Tess Monaghan
Email Address: tess@flanaganford.ie
Contact Number: 071-9159222 or 086 3999062

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Room Images



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