

Ballytivnan House, Ballytivnan Road, Ballytivnan, Sligo, Co. Sligo, F91 HK0W, Ireland,

Residential

For Sale | €495,000

BER C2

Impressive Period Style Residence on a large 1 acre site with mature gardens strategically located within the Borough of Sligo. The ATU Sligo & Sligo University Hospital are both within walking distance & the property could be ideal for generating a good investment return. The site is large at 1 acre & may give opportunities for further residential development on site (subject to planning permission).

This elevated site, which is currently zoned residential & the house comprises of 6 bedrooms (1 ensuite) imposing residence in need of some modernisation. The house which extends to c 231.22 sqm with well-proportioned living accommodation & bedrooms are set on its own private grounds overlooking Sligo Bay and Sligo Town. Double glazed UPVC Windows. It has a beautiful staircase feature centred off the entrance hallway with wonderful old-world handrail. All bedrooms throughout the property are very spacious and the quality of skirting, architraves, etc. throughout the property are all of a very high quality.

The house has a huge potential for spacious luxurious family home.

Joint Agent:
DM Auctions
82 John Street

Location



Ideal setting within walking distance of schools, shops, Abbots, Abbie, Sligo University Hospital, Atlantic Technological University of Sligo Sligo City Centre. This is a well-developed residential area due to its convenient location. Eircode F91 HK0W.



Size:

231.22 sqM - 2489 sqFtSqm

Porch

3.05m x 2.44m (10.00ft x 8.00ft)

Wood floor. Sliding doors.



Entrance Hall

4.45m x 2.93m (14.60ft x 9.60ft)

Wood floor. Excellent ceiling height throughout all of the ground floor.

Dining Room

4.90m x 3.70m (16.08ft x 12.14ft)

Wood floor. Open fireplace.



Sunroom

5.06m x 1.71m (16.60ft x 5.60ft)

Excellent south & west facing glazing all the way up to the ceiling height. Enjoys views across to Knocknari Mountain.

Living Room

4.88m x 3.66m (16.00ft x 12.00ft)

Wood floor. Has an open fireplace and a bay window to the front and also has a gable window on the side. The bay window feature to the front is south facing giving this room

maximum light.

Bedroom 1

4.88m x 3.66m (16.00ft x 12.00ft)

Carpet.



Guest WC

2.10m x 1.52m (6.90ft x 5.00ft)

WC & WHB. Wood floor.

Kitchen

5.79m x 3.05m (19.00ft x 10.00ft)

Tiled floor. Fully fitted kitchen with excellent built in units in an oak style finish. Opens to the utility room.



Utility Room

5.79m x 2.13m (19.00ft x 7.00ft)

Tiled floor. Built in units. Velux windows.



Store Room/Office

3.35m x 2.62m (11.00ft x 8.60ft)

Tiled floor. Fitted units. Plumbed for WHB, washing machine and there is also a fridge freezer. Opens to second store room.

Garage

5.67m x 3.05m (18.60ft x 10.00ft)

This has a timber fold back garage door to the front and windows on both the west and north facing gables.

Main Bedroom

4.85m x 4.27m (15.90ft x 14.00ft)

Carpet. Curved bay window.

En-suite

3.54m x 1.52m (11.60ft x 5.00ft)

WC, WHB & bath with shower fitted over.



Bedroom 3

3.66m x 3.05m (12.00ft x 10.00ft)

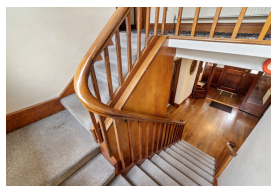
Carpet. Built-in wardrobe. WHB.



Bedroom 4

3.66m x 3.66m (12.00ft x 12.00ft)

Carpet. South facing room with excellent views.



Bedroom 5

3.96m x 3.66m (13.00ft x 12.00ft)

Carpet. Built-in wardrobes.

Bedroom 6

2.93m x 2.93m (9.60ft x 9.60ft)

Carpet. Built in wardrobes.

WC

1.83m x 0.88m (6.00ft x 2.90ft)

WC

Bathroom

1.83m x 1.52m (6.00ft x 5.00ft)

WHB & bath.

Landing

6.60m x 1.10m (21.65ft x 3.61ft)

Carpet.

Garden

Excellent elevated site which is in lawns mature trees shrubs. The site is zoned residential uses.

Directions

Eircode F91 HK0W

