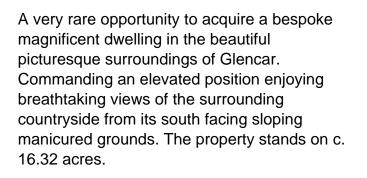


Glasdrumman, Glencar, Co. Leitrim, F91 E0Y7, Ireland,

Residential |

Sold | €760,000



This is truly a magnificent family home. The highest quality workmanship went into the finish of the property and the specification throughout is first class. The space and quality of the rooms and the finishes together with the land that the property sits on, outbuildings to the rear & the wonderfully flowing stream that runs down by the side of the property must be seen to be appreciated. The views are excellent and there is extensive parking and patio areas.

Off the kitchen/dining/living area there is a beautifully finished stone patio area and to the side there is a covered seating area. This is ideal for family barbeques etc. The property is maintained to the highest standard inside and out and is a rare opportunity to get a property of such quality.

Features include:

• Concrete hollow core floors at first floor.
• Concrete block walls throughout.
• Beam vacuum system.
• Solar panels installed.

















DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that:

(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development. DNG Flanagan Ford accept no



• Turbines generating electricity from the stream coming from the mountain to the side of the property.

• Underfloor geothermal heating throughout. • Heat recovery ventilation system.

• Bespoke handrail on stairs & landing. • Bespoke stained glass feature window on landing overlooking the double height lounge. • Solid oak skirtings, architraves and doors throughout.

• All bedrooms have large en-suites & walkin wardrobes.

Location

Located close to Glencar Lake and the beautiful Glencar Waterfalls, this property is situated in one of Sligo's most scenic settings and enjoys magnificent views. The property is set on a private quiet site elevated well above the main road and accessed via its long winding driveway.

Size:

375.74 sqM - 4044 sqFtSqm

Porch

1.70m x 1.70m (5.58ft x 5.58ft) Tiled floor. Stained glass in the windows. Opens to the main entrance hallway.

Hallway

Arrav Tiled floor. Decorative center piece. 24.79 sqm

Kitchen/Dining Room

Array Tiled floor. Solid oak fully fitted kitchen with





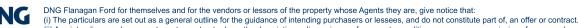












only, is not contractual & does not form part of any legal documentation.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes

integrated appliances. Central island with granite worktop. Oak wood ceiling. Sun lounge seating area to the side, overlooking the patio. 52.29 sqm

Living Room

Array

Tiled floor. Feature fireplace with solid fuel stove and brick/timber surround. Alcove off to the side of the room & oak wood ceiling. Magnificent views from the two south facing windows to the front. 34.13 sqm

Lounge

3.40m x 4.80m (11.15ft x 15.75ft) Tiled floor. Double height vaulted ceiling with solid wood. Corner stone fireplace with stove fitted.

Downstairs Bedroom

Array Tiled floor. Sliderobes and walk-in wardrobe. South and west facing gable windows. Ensuite off. 26.71 sqm

En-suite

3.00m x 2.90m (9.84ft x 9.51ft) Fully tiled. Bath, corner shower, WC & WHB.

Office

3.80m x 2.70m (12.47ft x 8.86ft) Tiled floor. South facing window enjoying magnificent views.

Utility Room

DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that

(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no

















3.50m x 2.50m (11.48ft x 8.20ft) Tiled floor. Fitted built-in units and plumbed for washer and dryer. Belfast sink & granite worktops.

Guest WC 1.00m x 1.66m (3.28ft x 5.45ft) Fully tiled. WC & WHB.

Landing Array Tiled floor. 18.65 sqm

Main Bedroom

4.80m x 6.00m (15.75ft x 19.69ft) Tiled floor. East & south facing gable windows. Ensuite & walk in wardrobe off.

En-Suite 2

2.50m x 3.10m (8.20ft x 10.17ft) Fully tiled. WC, WHB & corner shower.

Walk in Wardrobe 2.60m x 1.50m (8.53ft x 4.92ft) Tiled floor. Fully fitted shelving & hanging area.

Bedroom 3 5.50m x 5.00m (18.04ft x 16.40ft) Tiled floor. Walk in wardrobe and ensuite off.

En-Suite 3

1.90m x 3.70m (6.23ft x 12.14ft) Fully tiled. WC, WHB & corner shower.

only, is not contractual & does not form part of any legal documentation.

DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes



















Walk-in wardrobe 2 2.00m x 3.80m (6.56ft x 12.47ft) Tiled floor. Fully fitted shelves & drawers.

Bedroom 4 4.10m x 6.40m (13.45ft x 21.00ft) Fully tiled floor. Ensuite & walk in wardrobe off.

En-Suite 4 3.30m x 3.20m (10.83ft x 10.50ft) Fully tiled. WC, WHB & shower. Windows on both gables.

Walk in wardrobe 3 1.60m x 3.10m (5.25ft x 10.17ft) Tiled floor & fully fitted storage space.

Main Bathroom Array Fully tiled. WC, WHB with vanity unit & bath. Electric sauna.

Garage

4.00m x 7.30m (13.12ft x 23.95ft) Concrete floor. Roller door. Mezzanine level with store room off. Car port off to the side linking the garage to the main house.

Store Room

5.70m x 3.60m (18.70ft x 11.81ft) Perfect for general storage and is fully shelved out. Port hole window to the side.















DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of

any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes

Flanagan Ford Ltd t/a Flanagan Ford Financial Advisers are regulated by the Central Bank of Ireland. Property Services are not regulated by the Financial Regulator

only, is not contractual & does not form part of any legal documentation.



Stable

5.80m x 11.70m (19.03ft x 38.39ft) Block work walls with corrugated upper area & roofing. Solar panels are on this building.

Garden

The gardens around the house are finished with magnificent shrubbery, flowers and the property also has its own lily ponds, extensive poly tunnel, glass house and additional outbuildings. There is also the double height garage to the rear of the house, extensive patio areas and parking area to the front. The lands slope from north to south and the property is positioned on an elevated position on the site. Outside the back door there is a car port area which gives coverage space linking the house to the garage area and ideal for parking the cars, electric car charging points are installed at this area.

Directions

Leaving Sligo, head out the N16, the main Sligo to Manorhamilton Road, for circa 5 km then turn left onto L3404 to $\hat{a} \in Glencar$ Waterfall $\hat{a} \in M$. Continue the road past by the Waterfalls and then take the left from $\hat{a} \in Spanish$ Armada 1588 $\hat{a} \in M$ sign. Follow the road and the house will be on your left. Eircode F91 E0Y7.













DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that:

(i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract.

(ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no

(iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.







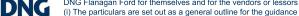












DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations

of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development. DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.





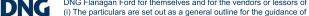












DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no



















DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development. DNG Flanagan Ford accept no

DNG













DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development.DNG Flanagan Ford accept no

















DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development. DNG Flanagan Ford accept no





DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely on the descriptions, dimensions, references to condition or necessary permissions for use and occupation as statements or representations

of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Flanagan Ford has any authority to make or give representation or warranty whatever in relation to this development. DNG Flanagan Ford accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure. Care has been taken in the preparation of these details & in the provision of any general data & information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual & does not form part of any legal documentation.