

## 33 Cartron Heights, Cartron, Sligo, Co. Sligo, F91 PW6K, Ireland,

Residential |

Sale Agreed | €165,000



Substantial 6-bed home overlooking a green area to the front. Located a short distance from Sligo Town & all its amenities.

This spacious semi-detached home has 5 bedrooms at First Floor, and a possible 2 further bedrooms at Ground Floor.

There is a Living Room, Dining Room and Kitchen area. The property will require some modernisation throughout. The location is excellent and the space throughout is superb.

The windows and doors are a mix of timber double glazed windows and uPVC double glazed windows.



### Location

Cartron Heights remains a very popular residential location due to its close proximity to Sligo Town. Excellent amenities on your doorstep such as shops, butchers, schools, bars and only a short walk to Sligo Town Centre. The property overlooks a large green area to the front and has a west-facing back garden.



### Size:

141.93 sqM - 1528 sqFtSqM



### Entrance Porch

1.30m x 1.60m (4.27ft x 5.25ft)  
Tiled floor. Opens to the hallway.



## Entrance Hall

3.90m x 1.80m (12.80ft x 5.91ft)  
Wood floor. Storage under the stairs.

## Living Room

3.60m x 5.00m (11.81ft x 16.40ft)  
Wood floor. Bay window & open fireplace.



## Kitchen

2.80m x 3.30m (9.19ft x 10.83ft)  
Tiled floor. Fully fitted kitchen overlooking the back garden.

## Dining Room

2.90m x 3.50m (9.51ft x 11.48ft)  
Laminate wood floor.



## Sitting Room

2.60m x 3.60m (8.53ft x 11.81ft)  
Wood floor. Glazed patio doors off to the rear patio area. Could be used as a downstairs bedrooms if required.

## Downstairs Shower Room

2.70m x 2.30m (8.86ft x 7.55ft)  
Lino floor. Access to the side of the property.

## Landing

Array  
Laminate wood floor & stairs. 5.88 sqm

### Bedroom 2

3.20m x 3.80m (10.50ft x 12.47ft)

Laminate wood floor. Built-in wardrobes.



### Bedroom 3

2.80m x 2.30m (9.19ft x 7.55ft)

Laminate wood floor.

### Bedroom 4

3.20m x 3.80m (10.50ft x 12.47ft)

Laminate wood floor. Built-in wardrobes.



### Shower Room

2.30m x 1.80m (7.55ft x 5.91ft)

Fully tiled. WC, WHB & corner shower with electric shower fitted.

### Bedroom 5

2.40m x 3.30m (7.87ft x 10.83ft)

Irregular shaped room with wood floor. Built-in wardrobes.



### Bedroom 6

5.30m x 2.70m (17.39ft x 8.86ft)

Wood floor. Built-in wardrobes.

### Garden

The property has off-street car parking to the front, lawn and mature hedges to the front. Patio area and shed in the rear yard. The gardens do require maintenance.

### Directions

Take the Rosses Point Road out of Sligo. As you go up the first hill turn left into Cartron

Heights. This is the first turn left off the Rosses Point Road. Eircode F91 PW6K.

