

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

Residential I

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.



141.93 sqM - 1528 sqFtSqm









Entrance Porch



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.



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



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.





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



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.





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





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.