

## 4 Miscaun View, Ballydoogan Road, Sligo, Co. Sligo, F91 H3K2, Ireland,

Residential |

Sold | €249,000



Beautiful, detached three-bedroom house on a large site. Located within walking distance of all the fabulous amenities in the area, such as schools, shops and the town centre is also only a 15 minute walk away.

This detached three-bedroom family owned home is beautifully presented and sits on an amazing 0.1 acre site for town centre living. The property has uPVC double glazed windows and doors throughout and is heated by gas fired central heating. It has off-street parking & lawn to the front. The back garden extends for a spectacular 25 meters to the rear and offers endless possibilities which can be seen from some neighbouring properties.

### Location

Located in Ballydoogan, one of Sligo Town's most popular and convenient residential settings. This home has the benefit of having the local Gaelscoil on its doorstep, also national schools, playgrounds, playing fields shops are all within a very short walk of the house. Sligo Town Centre is only 15 minutes' walk away. The property is very easily accessible is in close proximity to the newly formed Western Distributor Road.

### Size:

93.56 sqM - 1007 sqFtSqm



### Entrance Hall

6.20m x 1.90m (20.34ft x 6.23ft)

Parquet style wood floor. WC under the stairs.

Carpeted stairs to first floor.



### Guest WC

1.70m x 0.80m (5.58ft x 2.62ft)

WC & WHB.

### Kitchen/Dining Room

3.10m x 5.60m (10.17ft x 18.37ft)

Lino floor. Fully fitted kitchen. French doors opening out to the rear garden.



### Living Room

5.00m x 3.60m (16.40ft x 11.81ft)

Laminate wood floor. Open fireplace. Bay window. French doors opening to the kitchen/dining room.



### Landing

Array

Carpet & carpeted stairs. 3.47 sqm

### Bedroom 1

3.20m x 4.50m (10.50ft x 14.76ft)

Carpet. Built in wardrobes.

### Bedroom 2

3.10m x 2.40m (10.17ft x 7.87ft)

Carpet. Built in wardrobe.

### Bedroom 3

3.50m x 3.30m (11.48ft x 10.83ft)

Laminate wood floor. Excellent view over the rear garden & across to Benbulbin in the distance.

### Main Bathroom

2.40m x 2.00m (7.87ft x 6.56ft)

Partially tiled. WC, WHB with vanity unit & bath with electric shower fitted over.

### Garden

The property has a wonderful back garden which stretches for 25 meters out to the rear. It is finished with lawns and has patio garden shed.

### Directions

Leaving Sligo town travelling towards Maugheraboy, continue straight on Maugherboy Road, at the roundabout take the second exit onto Ballydoogan Road. Eircode F91 H3K2.



