

# 8 Claragh Glen, Tonaphubble, Sligo, Co. Sligo, F91 N9D6, Ireland,

Residential |

Sold | €255,000



Beautifully finished and superbly located close to the end of a quiet cul-de-sac. This four bedroom family home has an excellent size, finish and location and viewing would be highly recommended.

This is a beautifully finished four bedroom semi-detached property with spacious living accommodation at ground floor. The property is finished with timber & laminate flooring in the living spaces and a newly fitted carpet flooring on the stairs, landing and bedrooms.



Bathrooms are well maintained and the front driveway has a lovely brick paved finish.

## Location

Situated towards the end of a quiet cul-de-sac in the popular area of Tonaphubble, 8 Claragh Glen is an ideal family home location. This is a quiet row of housing which has 10 houses in total in the cul-de-sac. It is located close to Sligo Racecourse, Sligo Sports Complex with its 25m pool, outdoor playing pitches, walks, etc. and is also only minutes from Sligo Town Centre.



## Size:

122.71 sqM - 1321 sqFtSqM



## Entrance Hall

Array

Laminate wood floor. Carpeted stairs to first

floor. Cloak room under stairs. 14.58sqm  
(156.93sqft)



### Living Room

3.90m x 5.80m (12.80ft x 19.03ft)  
Timber floor. Open fireplace. Bay window  
feature. Double doors to Entrance Hall.

### Guest WC

2.00m x 1.00m (6.56ft x 3.28ft)  
Tiled floor. WC & WHB.



### Kitchen/Dining Room

Array  
Laminate wood floor. Open plan space with  
excellent light coming from two large windows  
& door. Fitted kitchen. Double doors to  
hallway. 27.6sqm (297.08sqft)



### Landing

Array  
Carpet. 5.53sqm (59.52sqft)

### Bedroom 1

4.50m x 3.20m (14.76ft x 10.50ft)  
Carpet. Built-in wardrobes & En-Suite off.

### En-suite

1.00m x 2.20m (3.28ft x 7.22ft)  
Tiled floor. WC, WHB & fully tiled shower  
enclosure with electric shower.

### Bedroom 2

2.70m x 2.40m (8.86ft x 7.87ft)

Carpet. Built-in wardrobes.

### Bedroom 3

3.10m x 2.90m (10.17ft x 9.51ft)

Carpet. Built-in wardrobes.



### Bedroom 4

3.10m x 2.00m (10.17ft x 6.56ft)

Carpet. Built-in wardrobes.



### Bathroom

2.10m x 2.00m (6.89ft x 6.56ft)

Tiled floor & partially tiled walls. WC, WHB & Bath.



### Garden

Partially enclosed front garden with lawn area car parking on the brick paved driveway.

Enclosed rear garden with lawn area mature planting. Timber shed which is included in the sale.

### Directions

Leaving Sligo on the Pearse Road, go left for Londis / Sligo Race Course. Continue along past Sligo Race Course take the next turn to the right. Claragh Glen is the second turn right on this road. Eircode F91 N9D6.

