

# 100 Dorrins Strand, Strandhill, Co. Sligo, F91 W7P1, Ireland,

Residential |

Sold | €325,000

**BER C2**

Beautifully positioned in this quite cul-de-sac, this very well presented three-bedroom semi-detached family home enjoys excellent natural light throughout, especially from the west facing kitchen dining area. Ideal location.

Located in one of Strandhills most modern housing schemes. This wonderful three bedroom semi-detached home is an incredible opportunity for its new owner to locate in one of Sligos most popular, thriving and socially vibrant areas.

Only minutes from Sligo Town Centre, Strandhill has become, unquestionably, one of the most in demand residential areas in the county.

## Location

This property is centrally located in the sought after development of Dorrins strand in the village of Strandhill with beautiful beaches on your door step. Other amenities to hand include golf course, rugby club, bars, restaurants, schools, shops and churches.

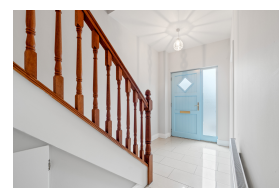
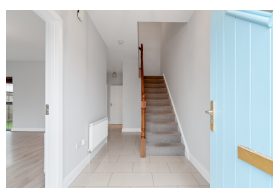
## Size:

105.84 sqM - 1139 sqFtSqM

## Entrance Hall

Array

Tiled floor. Carpeted stairs to first floor.



Storage area under stairs. 10.91sqm  
(117.43sqft)

## Living Room

4.39m x 4.55m (14.40ft x 14.93ft)

Laminate wood floor. Open fireplace with granite insert & hearth with wooden surround.

Patio doors opening to the front of the property. Picture window between Living Room & Entrance Hall.



## Kitchen/Dining Room

Array

Tiled floor. Fitted kitchen with oven, hob, dishwasher & fridge freezer. Patio doors to rear garden. 18.45sqm (198.59sqft)



## Utility/Laundry Room

1.84m x 2.02m (6.04ft x 6.63ft)

Tiled floor. Counter top. Plumbed for washing machine & dryer. Door to rear garden.



## Guest WC

1.51m x 1.66m (4.95ft x 5.45ft)

Tiled floor. WC & WHB.

## Landing

3.44m x 1.98m (11.29ft x 6.50ft)

Carpet. Hot press off. Roof light.

## Main Bedroom

4.42m x 3.38m (14.50ft x 11.09ft)

Wood floor. Fitted wardrobe. En-suite off.

### En-suite

2.59m x 1.19m (8.50ft x 3.90ft)  
Tiled floor. WC, WHB & fully tiled shower enclosure.



### Bedroom 2

3.09m x 3.19m (10.14ft x 10.47ft)  
Wooden floor. Fitted wardrobe.

### Bedroom 3

2.43m x 4.34m (7.97ft x 14.24ft)  
Wooden floor.



### Bathroom

2.03m x 2.01m (6.66ft x 6.59ft)  
Tiled floor & partially tiled walls. WC, WHB & Bath with electric shower.

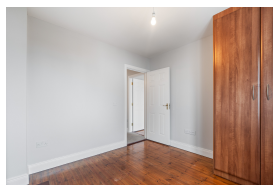
### Garden

Parking area to the front of property. Enclosed rear garden laid with lawn area and paved patio. Wooden garden shed.



### Directions

Take the Strandhill Road from Sligo circa 7km, take the right turn after the petrol station. Follow the road around taking the left turn into Dorrins Strand. Eircode F91 W7P1





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