

11 Speers Green, Forest Park, Dromahair, Co. Leitrim, F91 W5D2, Ireland

Residential |

Sale Agreed | €315,000



Beautifully maintained 5 bedroom detached property located in the very attractive Forest Park which is a small exclusive development in Dromahair Village. Fully upgraded with Air to Water heating, solar panels, EV charger, upgraded insulation, etc. Must be viewed to be appreciated.

This property is in turnkey condition throughout & is a bright & spacious family home with unspoiled hillside views.

It has recently been upgraded to include the following:

Triple glazed French Doors in Kitchen/Dining Room & Back Door.

Air to water heat pump system replacing the oil central heating.

11 solar panels providing electricity & hot water throughout.

Exterior walls have been pumped with additional insulation.

EV charger to the side of the property.

The upgrade to the kitchen and high spec finish to the bathrooms complete with excellent flooring throughout the property make this an ideal purchase.

Location



Located in the centre of Dromahair Village in a scheme of large detached homes, this property is sure to appeal to families. Very close to the local school and within walking distance of all the wonderful amenities that Dromahair has to offer. Only 20 minutes drive to Sligo town.

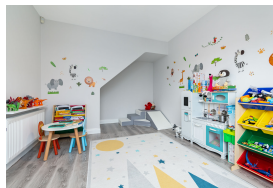
Size:

140.03 sqM - 1507 sqFtSqM

Entrance Hall

4.10m x 1.65m (13.45ft x 5.41ft)

Porcelain tiled floor.



Sitting Room

3.80m x 4.80m (12.47ft x 15.75ft)

Laminate wood floor. Fireplace with solid fuel stove insert. Built-in TV unit & shelving.



Office/Bedroom

3.10m x 4.60m (10.17ft x 15.09ft)

Laminate wood floor. Bay window feature.



Kitchen/Dining Room

3.50m x 6.60m (11.48ft x 21.65ft)

Porcelain tiled floor. Fully fitted kitchen with integrated fridge freezer, dishwasher, oven & hob. Recently installed triple glazed French doors to rear garden.

Utility Room

2.00m x 2.00m (6.56ft x 6.56ft)

Tiled floor. Fitted units. Plumbed for washing machine and dryer. Guest WC off. Recently

installed triple glazed back door.

Guest WC

1.40m x 1.90m (4.59ft x 6.23ft)

Tiled floor. WC & WHB.



Landing

Array

Carpet. 18.11sqm (194.93sqft)

Bedroom 1

3.80m x 3.70m (12.47ft x 12.14ft)

Carpet. Built-in Wardrobes & En-Suite off.



En-suite

1.10m x 2.70m (3.61ft x 8.86ft)

Tiled floor & tiled walls. WC, WHB & large shower enclosure with electric shower.



Bedroom 2

3.50m x 3.00m (11.48ft x 9.84ft)

Carpet. Overlooks the back garden & enjoys excellent views.

Bedroom 3

3.80m x 3.50m (12.47ft x 11.48ft)

Carpet. Spacious bedroom with dormer style finish. Overlooks the back garden & enjoys excellent views.

Bedroom 4

2.60m x 3.00m (8.53ft x 9.84ft)

Carpet.

Bathroom

2.65m x 2.25m (8.69ft x 7.38ft)

Tiled floors & walls with bath, WC & WHB.

Garden

Enclosed front garden with cobble lock paved driveway mature shrubs. Generous sized rear garden laid out in lawn, brick paved patio planted flower beds. The rear garden enjoys excellent views across the rolling hills surrounding countryside.

Directions

From Sligo take the R287 via Carraroe and continue circa 16km until you reach Dromahair Village. Turn right by the Pharmacy, then take the fourth left onto Drumlease Road, Speers Green is a short distance up this road on the left. Eircode: F91 W5D2.



