

## 45 The Acres, Dromahair, Co. Leitrim, F91 T4A0, Ireland,

Residential |

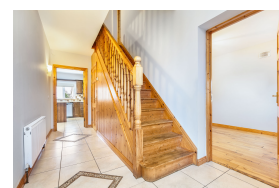
Sale Agreed | €270,000

**BER C1**

Substantial five bedroom detached family home in the heart of Dromahair Village. Located in a small cul-de-sac overlooking open space. Viewings are highly recommended.



This is a substantial five bedroom family home located in the heart of Dromahair Village, within a short walk of all amenities. The accommodation throughout the property is excellent with a office/bedroom/playroom, living room & kitchen/dining room, utility room & Guest WC at ground floor and five bedrooms at first floor, one of which is en suite.



### Location

The Acres is situated in the village of Dromahair very close to the local national school. Dromahair experienced a rapid expanse of housing during the Celtic Tiger years and this has resulted in a wonderful increase in young families currently living in the area. Dromahair is only 20 minutes from Sligo town centre the village itself enjoys excellent amenities including shops and schools, etc.



### Size:

158.68 sqM - 1708 sqFtSqM



### Entrance Hall

2.00m x 5.40m (6.56ft x 17.72ft)

Tiled floor. Stairs to first floor. Generous

storage area under stairs.

### Living Room

4.50m x 6.30m (14.76ft x 20.67ft)

Solid wood floor. Impressive stone fireplace with large solid fuel stove insert. Open plan via an archway to Kitchen/Dining Room.



### Kitchen/Dining Room

3.70m x 6.60m (12.14ft x 21.65ft)

Tiled floor. Fitted Kitchen with island unit. Integrated double oven & hob. French doors to rear garden.



### Utility Room

2.70m x 1.70m (8.86ft x 5.58ft)

Tiled floor. Plumbed for washing machine & dryer. Fitted units with under counter fridge. Door to rear garden, storeroom & Guest WC.



### Guest WC

1.50m x 1.60m (4.92ft x 5.25ft)

Tiled floor. WC & WHB.



### Store Room

1.60m x 1.00m (5.25ft x 3.28ft)

Tiled floor.

### Office/Bedroom

2.70m x 3.60m (8.86ft x 11.81ft)

Solid wood floor. Overlooking front garden.



### Landing

3.60m x 1.90m (11.81ft x 6.23ft)

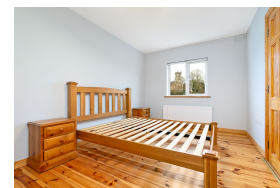


Timber floor.

### Bedroom 1

3.80m x 2.80m (12.47ft x 9.19ft)

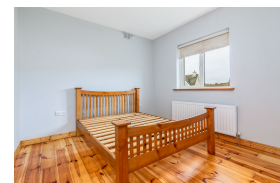
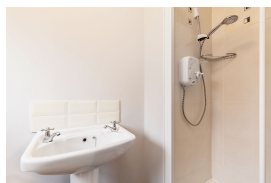
Timber floor. Built-in wardrobes. En-Suite off. Overlooks the green area.



### En-suite

2.10m x 2.40m (6.89ft x 7.87ft)

Tiled floor. WC, WHB & fully tiled shower enclosure with pumped shower.



### Bedroom 2

Array

Timber floor. Overlooks to the green area.

11.2sqm (120sqft)

### Bedroom 3

2.80m x 3.50m (9.19ft x 11.48ft)

Timber floor.



### Bedroom 4

2.40m x 1.90m (7.87ft x 6.23ft)

Timber floor. Built-in wardrobe.

### Bedroom 5

2.70m x 4.00m (8.86ft x 13.12ft)

Carpet. Dormer style bedroom with Velux window

### Bathroom

2.40m x 1.90m (7.87ft x 6.23ft)

Tiled floor. WC, WHB & Bath with tiled surround & electric shower.

## Garden

Open plan front garden laid out in lawn and a tarmacadam driveway. Enclosed rear garden laid out in lawn.

## Directions

Travelling to Dromahair from Sligo on the R228. Continue through the village and take left before the Spar shop. Continue straight and into The Acres estate. Take the first left. Eircode: F91 T4A0

