

The Chimes, 49 John Street, Sligo, Co. Sligo, F91 HR1E, Ireland,

Residential |

Sale Agreed | €295,000

BER C3

Magnificently finished three storey townhouse which is recently restored, maintaining all of its original character. This exceptional property comes complete with its own private off-street parking, which has gated, secure access off John Street.



Laid out over three floors, this beautiful mixed zone commercial/ residential house was recently renovated & has an exceptional standard of finish throughout. The Chimes ran as a very successful guest house for five years - it was listed in the Irish Times top 100 best guest houses to stay in Ireland.



At ground floor there is a living room and a separate kitchen area which opens out to a private rear yard complete with stone outbuildings.



At first and second floor there are two bedrooms at each level complete with a shower room at first floor. Both of the two front bedrooms are particularly bright and spacious as is the entire property. The property has the huge benefit of having off-street car parking in the yard to the rear.

Also, the stone outbuilding to the rear could possibly be converted into a home office if any purchaser required.



Location

Located on John Street in Sligo town centre, next to all local amenities. This charming four-

bedroom spacious town house is located close to both of Sligo's Cathedrals and within a short walk of Sligo's main street, O'Connell Street. Everything in Sligo town is on the doorstep.

Size:

101.17 sqM - 1089 sqFtSqm

Entrance Hall

6.60m x 1.30m (21.65ft x 4.27ft)

Beautifully tiled floor. The ceilings through the property are very high which is a wonderful feature in this magnificent home. Carpeted stairs to first floor.



Living Room

3.40m x 3.50m (11.15ft x 11.48ft)

Wood floor. Open fireplace. South facing window complete with shutters. Wood panel feature on the wall.



Kitchen/Dining Area

2.90m x 3.00m (9.51ft x 9.84ft)

Beautifully finished & fully fitted kitchen with integrated appliances. Overlooks the rear courtyard.

Back Hall

2.20m x 1.50m (7.22ft x 4.92ft)

Tiled floor. Houses the washing machine & dryer. Door off to the rear.

Landing

Array

Carpet. Carpeted stairs to second floor.

Shower Room

1.90m x 2.00m (6.23ft x 6.56ft)

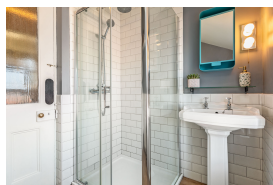
WC, WHB & corner shower. Timber effect tiled floor. Tiled around the shower area.



Bedroom 1

2.90m x 2.90m (9.51ft x 9.51ft)

Wood floor. Feature fireplace.



Main Bedroom

3.40m x 4.90m (11.15ft x 16.08ft)

South facing room with wood floor & feature fireplace. Two windows for maximum day light.



Landing

Array

Carpet at landing & carpeted stairs.

Bedroom 3

2.95m x 2.90m (9.68ft x 9.51ft)

Wood floor. Feature fireplace.

Bedroom 4

3.40m x 4.90m (11.15ft x 16.08ft)

South facing room with wood floor & feature fireplace. Double window to maximize the natural day light.

Garden

In the rear yard there is a stone-built outbuilding which is ideal for additional storage or possible conversion to an office/pottery/artists studio if required. This

outbuilding also has potential to be converted into a separate dwelling / mews as it has its own access which would create a rental income for a potential buyer. The private rear courtyard is beautifully paved offering excellent outdoor space. There is private parking to the rear which has gated, secure access from John Street.

Directions

In Sligo Town Centre. Eircode F91 D850

