

# 63 Rusheen Ard, Caltragh, Sligo, Co. Sligo, F91 KW2P, Ireland,

Residential |

Sold | €249,000



Beautifully presented and upgraded, this four bedroom semi detached family home sits on an excellent site with off street parking and a beautifully developed back garden.

This is a four bedroom semi detached property which its owners have been careful to upgrade and improve and have it presented in excellent order. Bathrooms, kitchen, flooring etc. are all of the highest quality and the back yard has also been finished with an excellent shed and patio areas ideally positioned to catch the sun.

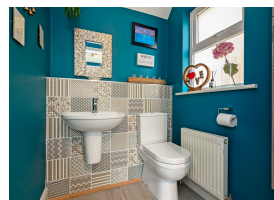
The property is heated by gas fired central heating to wall mounted radiators and it has PVC double glazed windows and doors throughout. The property is also fully wired for an alarm.

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## Location

Set in a quiet cul-de-sac at the front of the scheme in Rusheen Ard, this beautifully presented family home is in an ideal position overlooking the small green area to the front. Convenient to Sligo town centre and with shops, schools etc. all within walking distance.

## Size:



110 sqM - 1184 sqFtSqM

### Entrance Hall

#### Array

This area is finished in laminate wood flooring and includes the stairwell. There is storage under the stairs and a seating area created under the stairs. Stairs leading to first floor is finished with carpet. 9.18sqm (98.81sqft)



### Living Room

4.00m x 5.40m (13.12ft x 17.72ft)

Finished with a laminate wood flooring, there is a gas fire insert stove in the fireplace and a bay window feature to the front. This room is open plan through open doors to a kitchen/dining room. There is additional book shelving and storage in this room.



### Kitchen/Dining Room

3.90m x 4.60m (12.80ft x 15.09ft)

Finished with a laminate wood flooring. Newly fitted kitchen with excellent built in storage space and a large 7 ring hob. This room then opens to the utility room.



### Utility Room

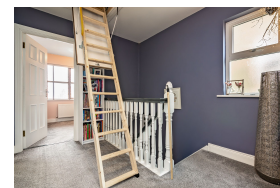
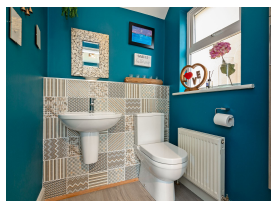
1.60m x 2.80m (5.25ft x 9.19ft)

Finished with a laminate wood flooring, fitted units, plumbed for washer/dryer and also houses a back up fridge and off it is the ground floor guest WC. Gives direct access to rear garden.

### Guest WC

1.60m x 1.40m (5.25ft x 4.59ft)

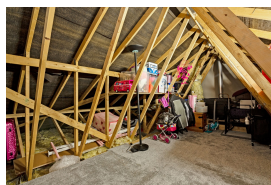
Finished with a laminate wood flooring includes toilet and wash hand basin, newly tiled back wall and is an ideal space with additional built in cupboard.



## Landing

Array

Landing is finished with carpet flooring. Stairs to floored attic. 6.4sqm (68.89sqft).



## Bedroom 1

3.60m x 3.60m (11.81ft x 11.81ft)

Finished with excellent built in wardrobes and drawer set. Has a bay window feature and an en suite



## En-suite

2.50m x 0.80m (8.20ft x 2.62ft)

Finished with tiled flooring, tiled walls and includes WC, WHB with vanity unit and shower enclosure. This is a gravity fed shower with overhead and side shower hose.



## Bedroom 2

2.70m x 2.50m (8.86ft x 8.20ft)

Finished with carpet flooring.

## Bedroom 3

3.00m x 2.80m (9.84ft x 9.19ft)

Finished with carpet flooring.

## Bedroom 4

3.00m x 3.20m (9.84ft x 10.50ft)

Finished with carpet flooring and has built in

wardrobes.

### Bathroom

2.60m x 1.50m (8.53ft x 4.92ft)

Finished with tiled flooring and walls. Includes WC, WHB with vanity unit and bath. Electric shower fitted over the bath.



### Shed

2.30m x 3.00m (7.55ft x 9.84ft)

Fully wired for power.



### Garden

To the front of the property there is parking provided on a brick paved driveway for two cars and at the rear of the property there is a rear garden. Outdoor power points are mounted on the rear wall and an outdoor tap. There is an excellent paved patio area with a small element of lawn and raised vegetable beds. Large garden shed. Excellent storage space in rear garden.



### Directions

Leaving Sligo town on the dual carriageway, take the exit for Caltragh. Follow the road past Centra take the next left into Rusheen Ard. Eircode F91 KW2P