

## Apartment 2 Ocean Court, Prospect Drive, Brooklawns, Sligo, Co. Sligo, F91 CX26, Ireland,

Residential

Sale Agreed | €195,000

**BER C1**

Spacious three bedroom ground floor apartment with access via the french doors directly into the apartment or via the main entrance lobby for the block.

Beautifully finished three bedroom spacious apartment with access to west facing patio area. The apartment has a living room, separate kitchen/dining room and very spacious bathroom. Dual aspect apartment allowing for morning sunlight in the bedrooms & afternoon/evening sunlight in the living room.

Located in the mature Brooklawns estate in a small block of 6 units only.

The property is heated by gas fired central heating, double glazed windows & doors. There is ample car parking on site in the common parking areas.

Management Fees for 2023 /2024 are €1,781.74 per annum

### Location

The property is located just off the Strandhill Road. This truly is an excellent location with an array of amenities within easy reach. These amenities include a creche, national school, Gael Scoil, secondary school, large park play grounds, GAA park, etc all within a few minutesâ€™ drive of Sligo town centre. This area is serviced by the local bus route.



Strandhill Village is only approx. 5km from the property with wonderful scenic walks, coffee shops, beach, etc on offer there.

**Size:**

85.33 sqM - 918 sqFtSqm



**Entrance Lobby**

Array

Tiled floor.

**Entrance Hall**

Array

Carpet. 6.54sqm (7039sqft)



**Living Room**

3.80m x 5.00m (12.47ft x 16.40ft)

Timber floor. French doors to west facing patio area for later afternoon & evening sunlight.

French doors to Kitchen/Dining Room.



**Kitchen/Dining Room**

3.00m x 3.70m (9.84ft x 12.14ft)

Tiled floor. Fitted kitchen with dishwasher, oven, hob, fridge freezer, microwave & washing machine.

**Bathroom**

2.20m x 2.90m (7.22ft x 9.51ft)

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

**Bedroom 1**

4.60m x 3.80m (15.09ft x 12.47ft)

Carpet. En-Suite off.

### En-suite

Array

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



### Bedroom 2

3.90m x 3.30m (12.80ft x 10.83ft)

Carpet.



### Bedroom 3

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

Carpet.

### Garden

Communal parking to the front. Overlooks green area.

### Directions

Take the Strandhill Road out of Sligo town. At the traffic lights for Kevinsfort Heath/1st Sea Road turn right. Continue on this road take the second left into the Brooklawns development. Eircode F91 CX26