

Apartment 26 Block B Edenmount Hall, Prospect Drive, Brooklawns, Sligo, Co. Sligo, F91 X298, Ireland,

Residential |

Sale Agreed | €189,000

BER B1

Wonderful spacious first floor three bedroom apartment with its own private balcony in a beautiful setting. Ideal for owner-occupiers.

Beautifully finished first floor three bedroom spacious apartment with its own private balcony off the main living room. The apartment has a separate kitchen/dining room and access is to the main living room through glazed French doors. The quality of the accommodation throughout is more like a three bedroom home.

Located in the mature Brook Lawns estate, this is an incredibly good location for either owner occupiers or investors. The development includes a mix of houses and apartments.

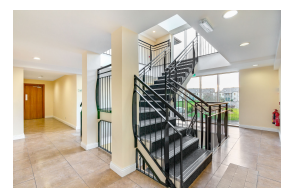
The property is heated by gas fired central heating to wall mounted radiators and there is ample car parking on site in the common parking areas.

The property comes with the added benefit of a roof top garden area which is a common space for all of the apartments within the building.

Management Fees are €1,440 per annum (includes refuse disposal).

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 minutes 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:

95.99 sqM - 1033 sqFtSqm

Lobby

Array
Tiled floor. Stairs to upper floors.



Hallway

Array
Laminate wood floor. 13.8sqm (148.52sqft)



Kitchen/Dining Room

5.30m x 3.00m (17.39ft x 9.84ft)
Tiled floor. Fitted kitchen with breakfast counter. Appliances include fridge freezer, dishwasher, washing machine, tumble dryer & integrated oven & hob. French doors to Living Room.

Living Room

3.50m x 5.70m (11.48ft x 18.70ft)
Laminate wood floor. French doors opening out to the large private corner balcony.

Bedroom 1

3.50m x 4.10m (11.48ft x 13.45ft)
Carpet. Fitted wardrobes. En-Suite off.



En-suite

1.50m x 1.80m (4.92ft x 5.91ft)
Tiled floor. WC, WHB with tiling over & fully tiled shower enclosure.

Bedroom 2

3.50m x 4.10m (11.48ft x 13.45ft)
Carpet. Fitted wardrobes. South west facing bedroom enjoying excellent natural light.

Bedroom 3

2.90m x 3.00m (9.51ft x 9.84ft)
Carpet. Fitted wardrobes. South west facing bedroom enjoying excellent natural light.

Bathroom

1.80m x 2.00m (5.91ft x 6.56ft)
Tiled floor. WC, WHB & Bath with tiled surround & glass shower door.

Garden

Communal parking to the rear. Shingle beds with mature planting to the front.

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. The apartment is located in the second block of apartments on the right hand side. Eircode - F91 X298