

## 56 Meadow Vale, Tonaphubble, Sligo, Co. Sligo, F91 X0H1, Ireland,

Residential |

Sold | €325,000

**BER C2**

Beautifully maintained detached family home located close to Sligo Town Centre & all amenities. West facing rear garden. Must be viewed to appreciate.

The property has been very well maintained throughout & offers spacious living accommodation and a utility room. Upstairs are 4 large bedrooms, main bedroom en-suite & bathroom.

The property has PVC double glazed windows and doors throughout & is heated by oil fired central heating.

Beautiful west facing rear garden.

### Location

Meadowvale is one of Sligos most popular residential schemes. Situated in Tonaphubble with excellent, convenient access to all local amenities and within walking distance of Sligo Town Centre. Sligo Racecourse and Sligo Sports Complex with pool, playing pitches etc. are also in close proximity.

### Size:

120.06 sqM - 1292 sqFtSqM

### Entrance Hall

1.90m x 5.80m (6.23ft x 19.03ft)

Wood floor. Carpeted stairs to first floor.



Cloakroom under stairs.

## Living Room

4.30m x 4.30m (14.11ft x 14.11ft)

Wood floor. Open fireplace with stove insert, cast iron & wood surround. Coving & centre rose.



## Kitchen/Dining Room

3.90m x 6.40m (12.80ft x 21.00ft)

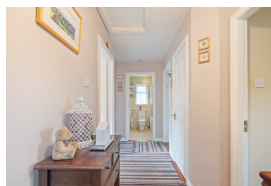
Tiled floor. Fitted kitchen with breakfast bar. French doors to rear garden. Door to side of house.



## Guest WC

1.70m x 1.30m (5.58ft x 4.27ft)

Tiled floor. WC & WHB with tiled splash back.



## Utility Room

1.30m x 2.50m (4.27ft x 8.20ft)

Tiled floor. Fitted units & plumbed for washing machine & dryer.



## Landing

4.20m x 1.30m (13.78ft x 4.27ft)

Carpet. Hot press off.

## Bedroom 1

3.70m x 4.50m (12.14ft x 14.76ft)

Carpet. Extensive built-in sliderobes.



## En-suite

1.00m x 1.95m (3.28ft x 6.40ft)

Tiled floor & tiled walls. WC, WHB & shower

tray.

## Bedroom 2

Array

Carpet. Built-in wardrobes. 9.25sqm  
(99.56sqft)



## Bedroom 3

3.10m x 3.10m (10.17ft x 10.17ft)

Laminate wood floor. Overlooks the back garden.



## Bedroom 4

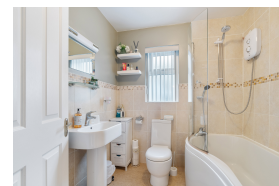
3.00m x 3.00m (9.84ft x 9.84ft)

Laminate wood floor. Built-in wardrobes.

## Bathroom

2.00m x 2.00m (6.56ft x 6.56ft)

Tiled floor & partially tiled walls. WC, WHB & Bath with electric shower over.



## Garden

Enclosed front garden with mature shrubs hedges. Driveway for parking. Private rear garden with large patio area, lawn, flower beds and mature planting. Paved path to wooden garden shed.

## Directions

On the old Dublin Road (N4) at Sligo Park Hotel continue for Sligo City Centre. At traffic lights go straight through and take first turn immediately right onto Cemetery Road. Continue to T junction and turn right, continue this road and take the first turn right into Meadowvale. Eircode F91 X0H1



