

16 Ardcairn, Cairns Hill, Sligo, Co. Sligo, F91 V6P1, Ireland,

Residential |

Sale Agreed | €245,000

BER C2

Impressive four bed roomed semi-detached property complete with garage to side, generous site and a back garden which enjoys the south and west facing sun light off the kitchen/dining area.

This four bedroom semi detached property has very generous living accommodation at ground floor. Spacious living room which opens to French doors to a spacious kitchen/dining room which in turn opens out onto the south and west facing patio area to the rear.

All four bedrooms are at first floor with a main bedroom en suite. There is a separate garage area located to the front and side of the property and this is a wonderful location.

Location

Superbly located on Cairns Hill on this elevated position with Sligo Town Centre only minutes away, shops, schools are all close by and this is an ideal family home location.

Size:

108.9 sqM - 1172 sqFtSqm

Entrance Hall

4.90m x 1.80m (16.08ft x 5.91ft)

Tiled floor. Carpeted stairs to first floor. Guest WC under stairs.



Guest WC

Array
WC & WHB.



Living Room

3.70m x 6.00m (12.14ft x 19.69ft)
Carpet. Fireplace with stove insert. Coving & centre rose. French doors to Kitchen/Dining Room.

Kitchen/Dining Room

4.00m x 5.60m (13.12ft x 18.37ft)
Lino floor in Kitchen area. Fitted kitchen. Carpet in Dining area. Patio doors & back door to rear patio.



Landing

Array
Carpet. 4.88sqm (52.52sqft)

Bedroom 1

2.70m x 4.60m (8.86ft x 15.09ft)
Carpet. Built-in wardrobes & En-Suite off.



En-suite

1.60m x 1.70m (5.25ft x 5.58ft)
Lino floor. Partially tiled walls. WC, WHB & tiled shower enclosure with electric shower.

Bedroom 2

3.00m x 2.20m (9.84ft x 7.22ft)
Carpet. Built in wardrobes.

Bedroom 3

2.60m x 2.80m (8.53ft x 9.19ft)
Carpet. Overlooks the rear garden.



Bedroom 4

2.80m x 3.80m (9.19ft x 12.47ft)
Carpet. Built-in wardrobes.

Bathroom

1.80m x 2.10m (5.91ft x 6.89ft)
Lino floor. Partially tiled walls. WC, WHB & Bath with tiled surround.



Garage

4.80m x 2.40m (15.75ft x 7.87ft)
Up and over garage door. No access from the house to the garage.

Garden

Enclosed front garden with lawn area, mature shrubs and paved driveway. Enclosed south west facing rear garden with large patio, shingle area raised beds with mature shrubs.



Directions

Leaving Sligo city centre, turn left at Markievicz Park GAA grounds. Continue up Cairns Hill for c 550 m. The property is located on the main road. Eircode: F91 V6P1

