

# The Chimes, 49 John Street, Sligo, Co. Sligo, F91 HR1E, Ireland,

Residential |

For Sale | €295,000

**BER C3**

Magnificently finished three storey townhouse which is recently restored, maintaining all of its original character. This exceptional property comes complete with its own private off-street parking, which has gated, secure access off John Street.



Laid out over three floors, this beautiful mixed zone commercial/ residential house was recently renovated & has an exceptional standard of finish throughout. The Chimes ran as a very successful guest house for five years - it was listed in the Irish Times top 100 best guest houses to stay in Ireland.



At ground floor there is a living room and a separate kitchen area which opens out to a private rear yard complete with stone outbuildings.



At first and second floor there are two bedrooms at each level complete with a shower room at first floor. Both of the two front bedrooms are particularly bright and spacious as is the entire property. The property has the huge benefit of having off-street car parking in the yard to the rear.

Also, the stone outbuilding to the rear could possibly be converted into a home office if any purchaser required.



## Location

Located on John Street in Sligo town centre, next to all local amenities. This charming four-

bedroom spacious town house is located close to both of Sligo's Cathedrals and within a short walk of Sligo's main street, O'Connell Street. Everything in Sligo town is on the doorstep.

### Size:

101.17 sqM - 1089 sqFtSqm

### Entrance Hall

6.60m x 1.30m (21.65ft x 4.27ft)

Beautifully tiled floor. The ceilings through the property are very high which is a wonderful feature in this magnificent home. Carpeted stairs to first floor.



### Living Room

3.40m x 3.50m (11.15ft x 11.48ft)

Wood floor. Open fireplace. South facing window complete with shutters. Wood panel feature on the wall.



### Kitchen/Dining Area

2.90m x 3.00m (9.51ft x 9.84ft)

Beautifully finished & fully fitted kitchen with integrated appliances. Overlooks the rear courtyard.

### Back Hall

2.20m x 1.50m (7.22ft x 4.92ft)

Tiled floor. Houses the washing machine & dryer. Door off to the rear.

### Landing

Array



Carpet. Carpeted stairs to second floor.

### Shower Room

1.90m x 2.00m (6.23ft x 6.56ft)

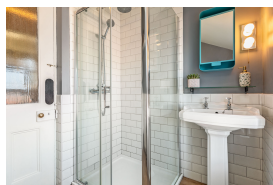
WC, WHB & corner shower. Timber effect tiled floor. Tiled around the shower area.



### Bedroom 1

2.90m x 2.90m (9.51ft x 9.51ft)

Wood floor. Feature fireplace.



### Main Bedroom

3.40m x 4.90m (11.15ft x 16.08ft)

South facing room with wood floor & feature fireplace. Two windows for maximum day light.



### Landing

Array

Carpet at landing & carpeted stairs.

### Bedroom 3

2.95m x 2.90m (9.68ft x 9.51ft)

Wood floor. Feature fireplace.

### Bedroom 4

3.40m x 4.90m (11.15ft x 16.08ft)

South facing room with wood floor & feature fireplace. Double window to maximize the natural day light.

### Garden

In the rear yard there is a stone-built outbuilding which is ideal for additional storage or possible conversion to an office/pottery/artists studio if required. This

outbuilding also has potential to be converted into a separate dwelling / mews as it has its own access which would create a rental income for a potential buyer. The private rear courtyard is beautifully paved offering excellent outdoor space. There is private parking to the rear which has gated, secure access from John Street.

## Directions

In Sligo Town Centre. Eircode F91 D850

