

# 1 Sea View Park, Cliffoney, Co. Sligo, F91 P2PD, Ireland,

Residential |

For Sale | €190,000



Beautifully presented 3 bed semi detached family home. Conveniently located in Cliffoney Village & only 2 miles from Mullaghmore. This property would make an ideal family home or holiday home.



Very well maintained house throughout. The sitting room has an insert stove. This stove has a back boiler and it heats the house throughout. There is a bay window feature to the front of this room. The kitchen/dining area is spacious with fully fitted units and larder area and opens to a large extension sun room which is beautifully finished. The main bedroom has an en-suite and fitted wardrobes.



## Location

Sea View Park is a medium sized development located in the popular village of Cliffoney, Co Sligo. This is a bustling village on the main Sligo/Donegal Road and is only two miles from the wonderful sea side resort of Mullaghmore. Cliffoney is well serviced with amenities which include Shops, Schools, Churches, Pubs and Restaurants.



## Size:

106.7 sqM - 1149 sqFtSqm

## Entrance Hall

4.80m x 2.00m (15.75ft x 6.56ft)

Carpet. WC under the stairs.



## Guest WC

Array

Fully tiled. WC & WHB.



## Living Room

3.90m x 5.40m (12.80ft x 17.72ft)

Carpet. Bay window feature. Open fireplace with wood surround fireplace. Opens through French doors to the kitchen/dining area.

## Kitchen/Dining Area

3.30m x 6.00m (10.83ft x 19.69ft)

Fully fitted kitchen complete with integrated double cooker. Carpet in the dining area. Sliding patio doors opening to the sun room.



## Sun Room

Array

Tiled floor. Glazing on all three sides and glazed ceiling. Overlooks the private back garden.



## Landing

Array

Carpet. 6.48 sqm

## Main Bedroom

2.90m x 4.70m (9.51ft x 15.42ft)

Carpet. Built-in wardrobes. Ensuite off.

## En-suite

1.60m x 1.60m (5.25ft x 5.25ft)

Tiled floor & partially tiled walls. WC, WHB and corner shower.

### Bedroom 2

2.70m x 3.00m (8.86ft x 9.84ft)

Carpet. Built-in wardrobes.



### Bedroom 3

3.60m x 3.00m (11.81ft x 9.84ft)

Carpet. Built-in wardrobe.

### Main Bathroom

2.00m x 2.30m (6.56ft x 7.55ft)

Fully tiled. Walk-in shower area. WC, WHB & an electric shower fitted.



### Garden

To the front of the property there is off-street parking and this can accommodate at least two cars. Generous rear garden which is finished in grass. There is also a steel garden shed.

### Directions

Take the Bundoran Road out of Sligo for approx. 22 km. When you enter the village of Cliffoney turn right at the church. Drive up this road and Sea View Park is the third development on the left hand side. Eircode: F91 P2PD



