

Ballincar, Rosses Point, Sligo, Co. Sligo, F91 TK28, Ireland,

Residential |

Sale Agreed | €395,000



Beautifully appointed five-bedroom detached two-storey family home on a generous site with an excellent private large rear garden.

This is a five-bedroom detached family-owned home which needs some modernisation throughout, however, offers an excellent opportunity on a generous site in a superb setting.

One of the five bedrooms is at ground floor and is ensuite, with the remaining four bedrooms and bathroom at first floor. There is a generous living room which was extended at one point into the garage area at the side of the property and there is a generous rear garden.

Location

Situated in Ballincar close to the Radisson Hotel and only minutes' drive to Sligo town centre and the wonderful Rosses Point village. This property offers a superb location for families, being on a main bus route to and from Rosses Point and Sligo town which runs hourly. Excellent amenities in the area.

Size:

148.47 sqM - 1598 sqFtSqM

Entrance Porch

3.20m x 1.50m (10.50ft x 4.92ft)

Finished with tiled flooring and glazing on all three sides. Opens to the entrance hallway.



Entrance Hall

5.80m x 1.40m (19.03ft x 4.59ft)

Finished with tiled flooring.



Living Room

Array

Opens through a large open arch to an expanded area. This entire room, which is L-shaped, is finished with carpet flooring. It has an open fireplace and two large south-facing windows to the front. 33.26sqm (358sqft).



Kitchen/Dining Room

4.30m x 2.80m (14.11ft x 9.19ft)

Finished with tiled flooring, fully fitted kitchen, granite kitchen worktops and integrated dishwasher, double oven and fridge. It overlooks the large private back garden.

Opens out to the side, with has a utility/boiler shed.



Utility Room

3.40m x 2.50m (11.15ft x 8.20ft)

Houses the washing machine and oil fired burner for the property, with a door leading out to the rear yard.

Bedroom 1

3.90m x 3.50m (12.80ft x 11.48ft)

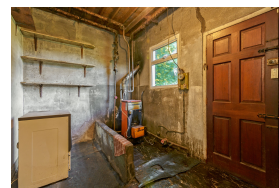
Finished with carpet flooring and has an ensuite.

En-suite

2.70m x 2.50m (8.86ft x 8.20ft)

Finished with tiled flooring, tiled walls, with

WC, WHB and wet room style shower complete with electric shower fitted. This room is finished to a very high standard. It has a south-facing window overlooking the front garden.



Landing

Array

Finished with carpet flooring. 8.5sqm (91.4sqft)

Bedroom 2

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

Finished with carpet flooring and has built-in wardrobes. Overlooks the back garden.



Bedroom 3

3.60m x 4.20m (11.81ft x 13.78ft)

Has a south facing aspect overlooking the front garden area.



Bedroom 4

3.60m x 2.10m (11.81ft x 6.89ft)

South-facing.



Bedroom 5

3.60m x 3.20m (11.81ft x 10.50ft)

Finished with carpet flooring. South-facing aspect and includes built in wardrobes.

Shower Room

3.60m x 3.20m (11.81ft x 10.50ft)

Fully tiled flooring, fully tiled walls and includes WHB and a shower with electric shower fitted.

Garden

There is off-street car parking in the private driveway to the front and there are lawns front and rear to the property. These are mature lawns with mature trees and shrubbery throughout. The property has both a timber shed and a large Steeltech shed in the rear garden. The rear garden is a large private space offering lots of possibilities.

Directions

Take the Rosses Point Road out of Sligo, continue for c 2.5 km the property is located on the right. Eircode: F91 TK28



