

28 Oyster Bay, Rosses Point, Sligo, Co. Sligo, F91 P0E3, Ireland,

Residential |

Sold | €455,000



Beautifully positioned and superbly finished spacious three bedroom family owned home. On an amazing site with excellent parking & a large east & south facing rear garden enjoying sea views. This is a wonderful opportunity to acquire an ideal home in the village of Rosses Point.

This property has been beautifully finished and sits on an unusually good site within the scheme.

There is wonderful living space at ground floor and the property has the benefit of a generous sun lounge to the rear which is under a pitched slate roof built to the same standard as the main dwelling making it an excellent space all year round. This area also overlooks the large private rear garden with its mature hedges and wonderful sea views.

The property also comes with the benefit of its own spacious utility room and the main bedroom is en-suite.

Recently painted solid wood double glazed windows & doors. Natural slate roof. Recently installed new gas boiler, new underfloor heating pump, new shed & fencing.

Fibre broadband connection at the property.

Location

Located in Oyster Bay, a hugely popular residential development in the heart of Rosses



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Point. This property sits on a magnificent site in a quiet cul-de-sac at the rear of the scheme and enjoys an unusually large site which has the benefit of wonderful views out into Sligo bay and beyond.

**Size:**

131.74 sqM - 1418 sqFtSqM

Entrance Porch

3.70m x 1.50m (12.14ft x 4.92ft)

Tiled floor. Fitted coat & shoe rack.

**Entrance Hall**

4.60m x 2.70m (15.09ft x 8.86ft)

Tiled floor. Carpeted stairs to first floor.

Storage area. Guest WC off.

Guest WC

1.50m x 1.60m (4.92ft x 5.25ft)

Tiled floor & tiled walls. WC & WHB.

**Living Room**

4.70m x 4.00m (15.42ft x 13.12ft)

Carpet. Open fireplace with gas insert & window overlooking front garden.

Kitchen/Dining Room

3.80m x 5.60m (12.47ft x 18.37ft)

Tiled floor. Fitted kitchen. Excellent bright space with south & east facing windows. Open to Living Room & Sun Room.

Utility Room

1.90m x 2.30m (6.23ft x 7.55ft)
Tiled floor. Fitted units. Plumbed for washing machine & dryer. Houses gas boiler. Door to rear garden.



Sun Room

3.30m x 3.20m (10.83ft x 10.50ft)
Tiled floor. Glazing on three sides with east & south facing aspect. Overlooks the private rear garden & wonderful views out to Sligo Bay. Opens to private patio area.



Landing

4.80m x 1.40m (15.75ft x 4.59ft)
Carpet. Airing cupboard off.

Bedroom 1

3.30m x 4.00m (10.83ft x 13.12ft)
Carpet. En-Suite off.



En-suite

1.70m x 1.80m (5.58ft x 5.91ft)
Tiled floor & tiled walls. WC, WHB & corner shower enclosure.

Bedroom 2

3.50m x 3.50m (11.48ft x 11.48ft)
Carpet. Overlooks rear garden & enjoys fantastic views out to Sligo Bay & back in as far as Sligo Town.

Bedroom 3

3.50m x 4.00m (11.48ft x 13.12ft)
Carpet. Enjoys magnificent views out to Sligo Bay.

Bathroom

3.10m x 2.30m (10.17ft x 7.55ft)

Tiled floor & tiled walls. WC, WHB & Bath with shower over & glazed shower door.



Garden

There is excellent parking in the large tarmac driveway to the front and there is also a private grass lawn to the front with a mature hedgerow adding to the privacy. In the rear of the house there is a newly installed timber shed along with a wonderful private patio area ideal for dining out in this private space. The garden is enclosed with a mature hedge along its boundary. There is also additional shrub planting etc.



Directions

Located in the heart of Rosses Point Village, on entering Rosses Point, take the first right and then take the first right up the steep hill. Oyster Bay is the development on the right hand side. Turn into the 3rd cul-de-sac on the left once in the development. The property is on the right. Eircode F91 POE3.



