

Apartment 17 Cois Abhainn, Dublin Road, Collooney, Co. Sligo, F91 DV58, Ireland

Sale Agreed | €165,000



Spacious three bedroom in excellent condition throughout in the heart of Collooney Village with all amenities on your doorstep. This property ideal for both investors and first time buyers and viewing is highly recommended.

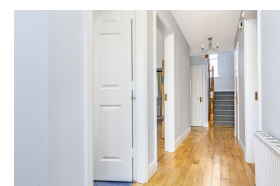
Very impressive three bedroom apartment located in the village of Collooney backing on to the Owenmore River. This spacious apartment is laid out over two floors with 3 double bedrooms, 2 en-suite bathrooms and an open plan Kitchen/Dining/Living Room.

The property has been upgraded throughout including new carpets, triple glazed windows and doors in the Sitting Room, a thermal front door and the walls & cavity have been pumped. There is a non slip covering on walkway and steps leading up to the apartment. The remainder of the windows are PVC double glazed & there is gas fired central heating.

Management Company:
Ballincastle Property Management 071 9145005

Service Charges:
We have been advised that the services charges are approx. €660 per annum. Service changes includes gardening, insurance, street lighting, OMC costs, gate maintenance, general external maintenance of the complex.

Location



In the centre of Collooney, this wonderful property backs onto the Owenmore River. It is a short walk to the shops, schools etc. and with the dual carriageway, you are only ten minutes to the centre of Sligo town.

Size:

114.41 sqM - 1231 sqFtSqm

Entrance Hall

6.60m x 1.15m (21.65ft x 3.77ft)

Timber floor. Stairs to first floor. Cloakroom under stairs.



Kitchen/Dining Room

3.40m x 4.40m (11.15ft x 14.44ft)

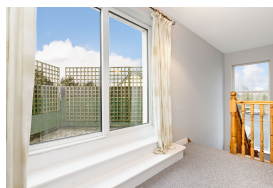
Tiled floor. Fitted Kitchen with tiled splash back. Electric oven, 5 ring gas hob, fridge freezer & washing machine.



Living Room

4.90m x 4.20m (16.08ft x 13.78ft)

Timber floor. Windows on two gables & patio door opening to a balcony.



Guest WC

1.50m x 1.40m (4.92ft x 4.59ft)

Tiled floor. WC & WHB.

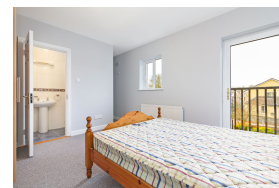
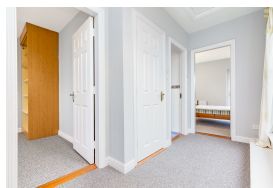
Bedroom 1

3.10m x 3.90m (10.17ft x 12.80ft)

Timber floor. Built-in wardrobes. En-Suite off.

En-Suite 1

1.00m x 2.40m (3.28ft x 7.87ft)
Tiled floor & tiled walls. WC, WHB & large shower enclosure.



Landing

3.30m x 1.60m (10.83ft x 5.25ft)
Carpet. Glazed patio doors to private balcony space with magnificent views of the surrounding countryside.

Bedroom 2

3.10m x 4.00m (10.17ft x 13.12ft)
Carpet. Built-in wardrobes. En-Suite off.



En-Suite 2

1.00m x 2.50m (3.28ft x 8.20ft)
Tiled floor & tiled walls. WC, WHB & large shower enclosure.



Bedroom 3

3.10m x 3.80m (10.17ft x 12.47ft)
Carpet. Built-in shelving.



Bathroom

2.60m x 1.80m (8.53ft x 5.91ft)
Tiled floor & partially tiled walls. WC, WHB & Bath with electric shower.

Garden

Electronic gates at the entrance to the Estate.
Beautiful views of the Owenmore River to the rear of the property.

Directions

Entering Collooney via the roundabout on the main Sligo to Dublin road you immediately

take the first turn right. You continue along this road and as the road bends to the left you will notice on the right hand side a large stone wall which is the entrance to Cois Abhainn. Eircode F91 DV58.

