22 Knockmuldowney Park, Ballisodare, Co. Sligo, F91 A7X4, Ireland

Residential |

Sale Agreed | €425,000

BER B2

Beautifully presented 4 / 5 bedroom detached home in immaculate condition throughout. This property enjoys magnificent views to the rear of Ballisodare Bay & beyond to Knocknarea. Finished to a very high standard with many upgrades.

This property is a 4 /5 bedroom detached home which has been lovingly cared for by its owners. Bathrooms, kitchen & flooring have been upgraded and maintained to the highest standards. Upgrades have also been made to some of the windows to triple glazing. The finish throughout the property is of the highest quality and the rooms are spacious & bright.

There are wonderful views from the property over the private rear garden & out to Ballisodare Bay and beyond.

Location
Perfectly positioned on an elevated site within the popular convenient development of Knockmuldowney in Ballisodare. Ballisodare continues to thrive with its large leisure centre with swimming complex, gymnasium, etc. The fantastic Supervalu, pharmacy, post office, bars, shops, national and secondary schools. Ballisodare is only a short drive from Sligo Town and is a rapidly growing bustling suburb of Sligo Town.

Size:
186.62 sqM - 2009 sqFtSqm

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Entrance Hall
2.30m x 5.90m (7.55ft x 19.36ft)
Laminate wood flooring. Stairs to ground floor.

Hallway
1.60m x 1.65m (5.25ft x 5.41ft)
Tiled floor. Leads to Guest WC & Bedroom/Office.

Living Room
5.70m x 4.80m (18.70ft x 15.75ft)
Laminate wood floor. Excellent natural light with two windows to the front of the room & a large bay window to the rear which enjoys magnificent views of Ballisodare Bay & Knocknarea. Fireplace with stove insert. Coving.

Kitchen/Dining Room
Array
Laminate wood floor. Open Plan Kitchen/Dining Room with newly fitted bespoke high spec kitchen with island unit. This room has glazing on two sides & enjoys magnificent views over Ballisodare Bay & Knocknarea. Wood pellet burning stove. 18.90sqm (203.44sqft).

Guest WC
1.60m x 1.50m (5.25ft x 4.92ft)
Tiled floor. WC & WHB.

Games Room/Bedroom

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5.40m x 3.20m (17.72ft x 10.50ft)
Laminate wood floor. French doors opening to the front of the property. This room can be used for a multitude of purposes such as Office, Bedroom, Family Room etc. Currently this room is laid out as a bar/recreation room.

Hallway
8.40m x 3.40m (27.56ft x 11.15ft)
Solid oak floor.

Main Bedroom
3.80m x 4.50m (12.47ft x 14.76ft)
Solid oak floor. Extensive drawers & built-in wardrobes. Excellent aspect overlooking the rear garden. En-Suite off.

En-suite
1.20m x 3.80m (3.94ft x 12.47ft)
Tiled floor & partially tiled walls. WC & WHB. Large fully tiled walk-in shower with electric shower.

Bedroom 2
3.10m x 5.40m (10.17ft x 17.72ft)
Solid oak floor. Wall to wall built-in wardrobes.

Bedroom 3
3.20m x 4.50m (10.50ft x 14.76ft)
Solid oak floor. Built-in wardrobes. Overlooks the rear garden.

Bedroom 4
3.40m x 3.40m (11.15ft x 11.15ft)
Solid oak floor. Extensive shelving & fitted

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wardrobes. Currently used as a walk-in wardrobe it is an excellent bedroom space.

Bathroom
3.20m x 3.30m (10.50ft x 10.83ft)
Tiled floor & tiled walls. WC, WHB, Jacuzzi bath and large walk-in shower with electric shower.

Garden
Front garden with lawn, mature hedging trees and off street parking. Fully enclosed rear garden with patio area, grass shingle lawn area with mature plants. Garden shed. Steps at side of property down to the garden area.

Directions
As you enter Ballisodare from the Sligo side Knockmuldowney Park is the first development on the left hand side. Eircode F91 A7X4.

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