

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



No. 55 Crozon Downs, Sligo, City
(203MY-CN)

Price Guide: € 265.000



Key Factors:

Beautiful presented 3 B/R Semi bungalow in sought after location

Good size rear garden to allow for extension

Very central location, bus stop near-by

Large garage with more potential

Sought after area, ideal for first time buyer, investment, rental or downsizing.

Ready for immediate occupancy

Early viewing recommended, Crozon Downs is a desirable location

Description:

Looking to get onto the property ladder, are you perhaps downsizing or looking for a solid investment as rental property?

No. 55 Crozon Downs will tick a lot of boxes. The spacious 3 B/R bungalow comes with front garden, secluded patio area with good size south facing garden with ample extension space to rear.

The well-appointed semi offers:

Porch and entrance hall	3.60m x 1.45m	5.22m ²
Hall	2.50m x 1.00m	2.50m ²
Cloak room	0.55m x 0.65m	0.36m ²
Kitchen/Diner (recently fitted kitchen and appliances) with sun room extension maximizing natural light	3.00m x 5.40m	16.20m ²
Sun room seamlessly transitions into rear garden	1.60m x 3.20m	5.12m ²
Bedroom No.1 with carpet	3.40m x 3.40m	11.56m ²
B/R No.2 with built-in units	3.60m x 2.90m + 1.20m x 0.60m	11.16m ²

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PSRA No. 002879

VAT ID No IE7435134J

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B/R No.3	2.40m x 2.50m	6.00m ²
Hotpress	0.70m x 0.80m	0.56m ²
Living room with open fireplace (Back Boiler),	4.55m x 3.55m	16.16m ²
Bathroom,	2.25m x 1.80m	4.05m ²

TOTAL 78.89m²

Garage suitable for conversion 2.45m x 6.50m 15.93m²
Oil fired central heating + back boiler

Private ample car parking to the front of the house.

Ready for immediate occupancy

Eircode: F91CFF2

Folio: SL7779F

BER: E1 BER No. 112897848

Price Guide: € 265.000

Early viewing recommended with sole selling agents
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