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For Sale by Private Treaty



96 ST. BRIGID'S PLACE, SLIGO, F91 V82V

A well-presented three-bedroom terraced residence ideally situated in a mature residential area within walking distance of Sligo town centre and all local amenities.

Offering excellent convenience, this property will appeal to first-time buyers, investors, and those seeking a home in a highly accessible location. This property presents an excellent opportunity to acquire a home in a well-established and sought-after setting.

The property comprises an inviting entrance hallway, a cosy living room featuring an attractive open fireplace, a second reception room, and a bright kitchen extension to the rear that benefits from excellent natural light and overlooks the back garden.

To the rear, the property enjoys an enclosed garden with patio area, providing a space ideal for relaxing or entertaining. The home also benefits from oil-fired central heating and is within walking distance of local shops, schools, cafés, and all town amenities.

VIEWING RECOMMENDED

ACCOMMODATION:

ENTRANCE HALL 11'0" (3.35m) x 8'6" (2.59m)

LIVING ROOM 14'6" (4.42m) x 12'0" (3.66m)
Fireplace, Glass doors leading to the kitchen.

KITCHEN 14'5" (4.39m) x 12'0" (3.66m)
Fully fitted kitchen with oven, fridge, extractor fan and integrated kitchen units.

UTILITY ROOM 7'6" (2.29m) x 3'3" (0.99m)
Washing machine.

BATHROOM 7'0" (2.13m) x 5'3" (1.6m)
Bath. WC and WHB. Fully tiled.

MASTER BEDROOM 12" (3.65m) x 15'0" (4.57m)
Built- in wardrobe.

BEDROOM 2 7'6" (2.29m) x 12'2" (3.71m)

BEDROOM 3 9'0" (2.74m) x 7'3" (2.21m)

REAR GARDEN

BER D2

Price €195,000



