



## ***Bryan J Corcoran***

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### **For Sale by Private Treaty**



#### **`LABRINA`, STRANDHILL ROAD, SLIGO, F91 C6V4**

Very well located dormer bungalow in this highly sought after residential area, only 1.2 miles from Sligo town centre and within walking distance of schools, shops, public park and many amenities.

This is a lovely bright residence with a south facing rear garden. The property requires refurbishment and offers terrific potential.

#### **VIEWING RECOMMENDED**

## ACCOMMODATION:

### GROUND FLOOR

**ENTRANCE PORCH** 8'3" (2.51m) x 2'0" (0.61m)

**HALLWAY** 12'2" (3.71m) x 9'3" (2.82m)  
Guest WC

**GUEST WC** 8'3" (2.51m) x 4'0" (1.22m)

**LIVING ROOM** 22'0" (6.71m) x 12'10" (3.91m)  
Fireplace. Double doors to dining room.

**KITCHEN / DINING ROOM** 22'0" (6.71m) x 12'10" (3.91m)

**SUN ROOM** 7'3" (2.21m) x 7'3" (2.21m)

**BEDROOM 4** 9'10" (3m) x 9'3" (2.82m)

### FIRST FLOOR

**BEDROOM 1** 9'10" (3m) x 9'6" (2.9m)  
Fitted wardrobe

**BEDROOM 2** 10'10" (3.3m) x 7'11" (2.41m)  
Fitted wardrobe

**BEDROOM 3** 9'10" (3m) x 10'11" (3.33m)  
Fitted wardrobe

**BATHROOM** 8'3" (2.51m) x 6'3" (1.91m)  
Electric shower.

**HOT PRESS / STORE ROOM** 3'4" (1.02m) x 3'4" (1.02m)

**GARAGE** 24'4" (7.42m) x 7'11" (2.41m)  
Includes boiler room



## SPECIAL FEATURES:

- Large spacious Living Room & Kitchen Dining Room
- Oil fired central heating.
- Bright rooms with large windows
- High speed broadband available in area
- Mains Services
- Walking distance of schools, shops, public park and many amenities.



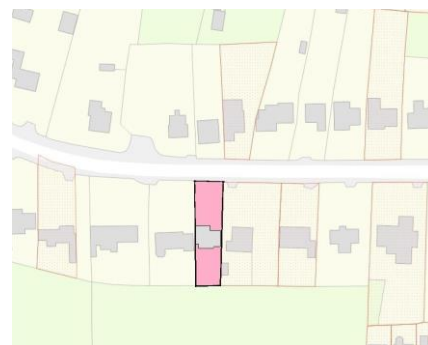
**AMV: €275,000**

Joint Agent:

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