

30 Crozon Crescent, Sligo, Co. Sligo, F91 AKX6, Ireland,

Residential |

Sold | €235,000

BER C1

Four bedroom semi detached house on a generous site. Excellent off-street parking to the front and has downstairs bedroom which makes it a very attractive house.

This four-bedroom owner occupied property has the benefit of having three bedrooms at first floor and one bedroom at ground floor with direct access to the WC. The ground floor bedroom could also be used as additional living space if required.

The kitchen area was extended to the side and there is a glazed porch to the front and rear. The property has a lovely south facing aspect to the front.

The house has PVC double glazed windows and doors throughout & has oil fired central heating. It has a wonderful extension to the side of the property, allowing for a downstairs bedroom and kitchen.



Location

Crozon Crescent is a small cluster of both semi detached and detached properties which is within walking distance of Sligo Town Centre. It also has the convenience of shops, schools etc. all close by. This is a very convenient location set close to the Caltragh roundabout and also to Pearse Road.



Size:

115.5 sqM - 1243 sqFtSqm

Porch

1.40m x 2.20m (4.59ft x 7.22ft)
Tiled floor. South facing sunroom.

Entrance Hall

4.50m x 1.70m (14.76ft x 5.58ft)
Tiled floor.

Living Room

3.80m x 5.10m (12.47ft x 16.73ft)
Carpet. Open fireplace with gas fire insert, cast iron and wood surround. Bay window feature. South facing.

Dining Room

3.60m x 5.70m (11.81ft x 18.70ft)
Wood style tile floor. Feature fireplace. Opens to the kitchen.

Kitchen

2.90m x 2.70m (9.51ft x 8.86ft)
Tiled floor. Fully fitted kitchen with gas hob, double oven and fridge/freezer.

Guest WC

1.70m x 0.90m (5.58ft x 2.95ft)
Fully tiled. WC & WHB.

Downstairs Bedroom

4.20m x 4.80m (13.78ft x 15.75ft)



Carpet. Direct access to the guest WC. South facing room.

Back Porch

1.80m x 1.90m (5.91ft x 6.23ft)
Lino floor. Fully glazed & glazed roofing.
Overlooks private rear garden.



Landing

Array
Carpet. 4.5 sqm



Bedroom 1

3.70m x 3.30m (12.14ft x 10.83ft)
Carpet. Built in wardrobe.

Bedroom 2

3.20m x 3.90m (10.50ft x 12.80ft)
Carpet. Two set of built in wardrobes.

Bedroom 3

2.30m x 2.80m (7.55ft x 9.19ft)
Carpet. Built in wardrobe.

Main Bathroom

2.00m x 1.80m (6.56ft x 5.91ft)
Fully tiled. WC, WHB and shower with electric shower fitted over.

Garden

To the front, there is a lawn area and an excellent off street parking for multiple cars on the long driveway. Enclosed rear garden with paved patio and path.

Directions

Leaving Sligo on the dual carriageway take the exit at Caltragh. At the roundabout take the 1st exit. At the next roundabout take the 2nd exit. Then take the 1st right turn. At the T junction turn left. Eircode F91 AKX6.