

18 Rockfield Manor, Coolaney, Co. Sligo, F56 AE77, Ireland,

Residential |

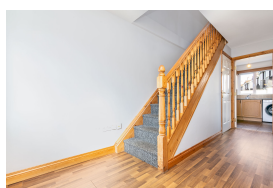
Sale Agreed | €159,000



Beautifully positioned three bedroom semi-detached property located at the end of a row of houses. The property overlooks a large green area to the front with views over the surrounding countryside.



The property has accommodation set over two levels with the living accommodation downstairs together with a Guest WC at ground floor & 3 Bedrooms, main bedroom En-Suite & Bathroom at first floor. It has a large private back garden and off-street car parking to the front.



The property has uPVC double glazed windows.

Heating is by oil-fired central heating & there is a solid fuel stove in the living room which is plumbed into the heating system.



Location

The property is located on the outskirts of Coolaney Village, in a very convenient location. School, church, shops, chemist, pubs, etc. are all close by.

Size:

82.68 sqM - 890 sqFtSqM

Entrance Hall

4.90m x 2.00m (16.08ft x 6.56ft)

Laminate wood floor. Guest WC under stairs.



Carpeted stairs to first floor.

Guest WC

Array

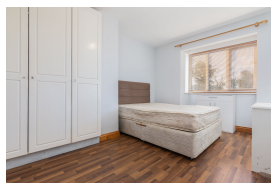
Tiled floor. WC & WHB.



Living Room

3.30m x 4.90m (10.83ft x 16.08ft)

Laminate wood floor. Bay window. Fireplace with solid fuel stove insert which is plumbed into the heating system.



Kitchen/Dining Room

5.40m x 3.00m (17.72ft x 9.84ft)

Tiled floor in Kitchen area & laminate wood floor in Dining area. Fitted kitchen with freestanding cooker, washing machine & fridge freezer. Patio doors to rear garden.



Landing

Array

Carpet. 4.4sqm (47.36sqft)

Bedroom 1

3.00m x 4.20m (9.84ft x 13.78ft)

Laminate wood floor. Bay window. En-suite off.

En-suite

0.90m x 2.20m (2.95ft x 7.22ft)

Tiled floor. WC, WHB & fully tiled shower enclosure with electric shower.

Bedroom 2

2.70m x 2.20m (8.86ft x 7.22ft)

Laminate wood floor. Space for built-in wardrobe.

Bedroom 3

3.20m x 2.80m (10.50ft x 9.19ft)

Laminate wood floor.



Bathroom

1.80m x 2.10m (5.91ft x 6.89ft)

Tiled floor. WC, WBH & Bath with tiled surround.



Garden

Open plan front garden with tarmacadam driveway for parking. Enclosed private rear garden laid out in lawn. Wooden garden shed.

Directions

Drive through Coolaney Village, at the fork in the road take a right for Rockfield. Take a right at the roundabout in Rockfield. Rockfield Manor is on your left. F56 AE77.

