

## 2 Cartron Heights, Cartron, Sligo, Co. Sligo, F91 P7EF, Ireland,

Residential |

Sale Agreed | €220,000



Substantial 4 / 5 bed semi-detached home located a short distance from Sligo Town & all its amenities. The property has a south facing rear garden in this convenient family home location.



This spacious semi-detached home has 4 bedrooms at first floor and a downstairs room which could be used as a bedroom/office/playroom.



There is a Living Room, Kitchen/Dining Room and Living/Dining area off the kitchen. The location is excellent and the space throughout is superb.

The windows and doors are uPVC double glazed. There is oil fired central heating. The rear garden is south facing.



### Location

Cartron Heights is a highly convenient location on the outskirts of Sligo Town Centre, within walking distance of the town centre. There is a local school, Centra supermarket, butchers, creche etc all within a minutes walk. Located on the Rosses Point Road out of Sligo town. There are large safe beaches, golf courses, yacht club etc. only 10 minutes away.

### Size:

135.99 sqM - 1464 sqFtSqM



## Entrance Hall

Array

Tiled floor. Carpeted stairs to first floor.

11.33sqm (121.95sqft)



## Living Room

3.40m x 4.80m (11.15ft x 15.75ft)

Timber floor. Open fireplace. Large window overlooking the front garden.



## Kitchen/Dining Room

3.70m x 3.90m (12.14ft x 12.80ft)

Tiled floor. Fitted kitchen. Door to south facing rear garden.



## Living/Dining Area

3.50m x 3.80m (11.48ft x 12.47ft)

Laminate wood floor. South facing room off the Kitchen/Dining room.



## Downstairs Bedroom

4.20m x 2.30m (13.78ft x 7.55ft)

Laminate wood floor. This room could be used for a multitude of purposes.



## Guest WC

1.20m x 2.40m (3.94ft x 7.87ft)

Tiled floor & tiled walls.



## Landing

Array

Carpet. 5.8sqm (51.66sqft)



## Bedroom 1

3.70m x 3.50m (12.14ft x 11.48ft)

Timber floor. En-Suite off.



## En-suite

1.70m x 2.30m (5.58ft x 7.55ft)

Tiled floor & tiled walls. WC, WHB & large corner shower with electric shower.

## Bedroom 2

2.80m x 3.60m (9.19ft x 11.81ft)

Laminate wood floor.



## Bedroom 3

2.60m x 3.70m (8.53ft x 12.14ft)

Laminate wood floor. South facing aspect.

## Bedroom 4

2.60m x 3.50m (8.53ft x 11.48ft)

Laminate wood floor. South facing aspect with excellent views.



## Bathroom

2.50m x 2.00m (8.20ft x 6.56ft)

Tiled floor & tiled walls. WC, WHB & Bath with shower door & electric shower over.

## Garden

The property has off-street car parking, lawn area and mature hedges to the front. Private south facing rear garden.

## Directions

Take the Rosses Point Road out of Sligo. As you go up the first hill turn left into Cartron Heights. This is the first turn left off the Rosses

Point Road. Eircode F91 P7EF.



