

# 14 Carraig Abhainn, Ballisodare, Co. Sligo, F91 N6F3, Ireland,

Residential |

Sale Agreed | €165,000



Beautifully finished & well maintained two bedroom mid-terrace property. Located in the popular Carraig Abhainn development within a short walk of Ballisodare Centre and all its amenities.

Exceptional two bedroom property in the highly sought after development of Carraig Abhainn. There is an open plan Kitchen/Dining/Living Room which has been extended to the rear increasing the size of the living area.

Heating is by oil fired central heating & stove in Living area. uPVC double glazed windows & doors.

## Location

Carraig Abhainn is a very popular small residential scheme located a short walk from the centre of Ballisodare. Ballisodare continues to thrive with its large indoor leisure centre with swimming complex, gymnasium, etc. The fantastic Supervalu, pharmacy, post office, bars, shops, etc. Not to mention the national and secondary school. This area has really established itself as a highly popular residential area.

## Size:

56 sqM - 603 sqFtSqm

## Entrance Hall

2.10m x 1.00m (6.89ft x 3.28ft)



Tiled floor. Carpeted stairs to first floor.

## Kitchen/Dining/Living Area

Array

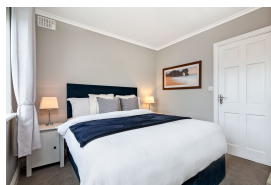
Tiled floor in Kitchen/Dining Area. Fitted kitchen with integrated oven, hob & dishwasher. Laminate wood floor in Living area. Fireplace with stove insert. This room has been extended to the rear giving additional living space. Door to private rear garden. 29.90sqm (321.84sqft)



## Landing

Array

Carpet. 2.98sqm (32.07sqft)



## Bedroom 1

2.20m x 3.50m (7.22ft x 11.48ft)

Carpet. Freestanding sliderobe included.



## Shower Room

1.50m x 2.10m (4.92ft x 6.89ft)

Tiled floor & tiled walls. WC, WHB & large shower area with electric shower. Heated towel rail.

## Main Bedroom

2.90m x 3.50m (9.51ft x 11.48ft)

Carpet. Built-in wardrobes. Double window giving loads of natural light.

## Shed

2.40m x 3.60m (7.87ft x 11.81ft)

Steel tech shed. Ideal for storage.

## Garden

Open plan front garden with mature planting paved pathway to front door. Fully enclosed private rear garden finished with astro turf raised patio area.



## Directions

Travelling from Sligo to Collooney take the N59 ramp to Ballina and turn right for Ballisodare. At the roundabout take the 3rd exit through Ballisodare village. At the next roundabout take the 1st exit. Carraig Abhainn is a short distance up the road on your right. Eircode F91 N6F3

