

# 13 Orchard Green, Brooklawns, Sligo, Co. Sligo, F91 D2RH, Ireland,

Residential |

Sale Agreed | €259,000



Beautifully presented three bedroom three storey family home located on the extremely convenient location of the First Sea Road & within walking distance of Sligo Town Centre.

This home is wonderfully finished and in perfect condition throughout. Boasting a spacious, well presented sitting room with 3 double bedrooms, together with garden & patio area to the rear. The property also offers a brick paved parking area to the front.

## Location

The property is located just off the Strandhill Road. This is an excellent location for a family home with an array of amenities within easy reach. These amenities include national school, Gael Scoil, secondary school, large park play grounds, GAA park, etc all within a few minutesâ€™ drive of Sligo town centre. This area is serviced by the local bus route. Strandhill Village is only approx. 5km from the property with wonderful scenic walks, coffee shops, beach, etc on offer there.

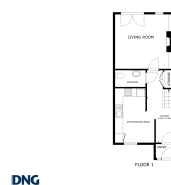
## Size:

115 sqM - 1238 sqFtSqM

## Entrance Porch

1.40m x 1.34m (4.59ft x 4.40ft)

Tiled floor. Opens to the entrance hallway.



DNG

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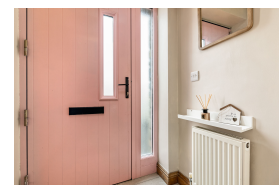
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## Entrance Hall

Array

Tiled floor. Stairs to first floor with Carpeted stairs to first floor with storage built-in underneath. Guest W.C. off. 11.24sq, (120.99sqft)



## Kitchen/Dining Room

Array

Tiled floor. Fully fitted new kitchen which has fitted fridge-freeze, oven, hob, dishwasher and washing machine and a fully tiled backsplash and is a beautifully finished room. 10.98sqm (118.19sqft)



## Living Room

4.17m x 4.40m (13.68ft x 14.44ft)

Timber effect tile flooring, it has an open fireplace, built-in shelving either side of the fireplace as well as a window and glazed French doors opening out to the private rear patio. This room is south facing enjoying excellent nature light and again is beautifully finished.



## Guest WC

2.34m x 1.20m (7.68ft x 3.94ft)

Tiled floor. WC. & WHB Spacious room which could double as cloaks area.

## Landing

Array

Carpet. 4.76sqm (51.24sqft)

## Bathroom

1.97m x 2.60m (6.46ft x 8.53ft)

Tiled floor. WC, WHB with vanity unit under & mirror over. Fully tiled around bath & electric shower over. Foldable shower door to the side of the bath.



### Bedroom 1

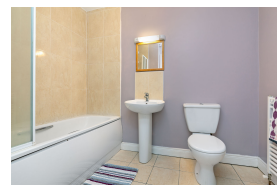
3.50m x 4.43m (11.48ft x 14.53ft)

Laminate timber flooring and wall to wall built-in slide robes. This is a south facing bedroom overlooking the private rear garden.

### Bedroom 2

Array

Laminate timber flooring and built-in wardrobes. 13.56sqm (145.96sqft)



### Landing

1.12m x 1.00m (3.67ft x 3.28ft)

Carpet. Stairs to second floor.

### Main Bedroom

3.16m x 4.18m (10.37ft x 13.71ft)

Carpet. Built-in wardrobe and an en-suite. The bedroom at the top floor is a dormer style bedroom and it is very spacious room with a large Velux window to the front.



### En-suite

2.00m x 2.73m (6.56ft x 8.96ft)

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

### Garden

The private south facing rear garden has a low maintenance finish with a patio area and steps

up to a raised garden area lawn area loose stone bedding finish. The property enjoys off street parking for two cars to the front on a paved parking area and it also has a small area of garden which is currently finished with AstroTurf for a low maintenance finish.

## Directions

Take the Strandhill Road out of Sligo town. At the traffic lights for Kevinsfort Heath/1st Sea Road turn right. Continue on this road take the second left into the Brooklawns development. In the development take the second left for Orchard Green and the property is located half way around the green area. Eircode - F91 D2RH

