

Ballincar, Rosses Point, Co. Sligo F91 PC56, Rosses Point , sligo

["Sold"] | €580,000

BER E1

 **5 Bedroom**

✓ **O.F.C.H.**

✓ **Double glazed windows**

✓ **Extra-large garage side suitable site with sunny south facing aspect for conversion ie. granny flat/office space etc.**

✓ **Stunning views of Sligo Bay, Coney Island, Rosses Point, Strandhill and Knocknareo mountain**

Property Description

This substantial family residence with magnificent views of Sligo Bay is situated in a quiet cul de sac and is just off the Rosses Point road.

A considerable split level property, it has huge potential and has been designed in a way to make most of the Atlantic views, across Sligo bay, Coney Island, Rosses Point and Knocknarea.

The upper level of this property accommodates the majority of the living space. The lower level has its own external entrance and incorporates a large open plan garage/multipurpose room which offers great potential to be redesigned into a granny flat/office/entertainment space with minimal work.

Upper floor accommodation is approximately 285.3 square metre and comprises of entrance porch and hallway with sea views, large sitting room with fireplace and three windows facing the sea and door to the side, a formal dining room with fireplace, well equipped kitchen with extensive range of fitted kitchen units, large utility room with door to the rear patio & decking area, storage room, wc and five sizable bedrooms, three of which have sea views and one with large ensuite and a well-equipped main bathroom.

The lower level is accessed by an internal staircase with accommodation comprising of hallway, storage room, living room with fireplace and large open plan garage/multipurpose room with wc off it and a separate external door exiting at ground level.

Although the residence is in need of some modernizing it has huge potential to be a modern extensive, comfortable home with remarkable sea views.

Externally the site is laid out with two tarmac driveways one at the front and one to the rear both with ample car parking. The mature garden has a large lawn area bordered by mature trees and an elevated patio and decking area to the rear that links well with the kitchen.

The convenience of this properties location cannot be overstated being just off the Rosses Point road in a quiet cul de sac. A bus stop is available at the top of the road and offers regular routes to both Sligo city and the seaside village of Rosses Point.

Rosses Point village - 2.5km

Sligo City 5km approx.

Viewing is highly recommended to really appreciate this amazing property and all it has to offer.

Joint agents: Sherry Fitzgerald Draper – 071 9143710

Internally measurements and specifications:

Entrance Porch: 2.2m x 1.6m.

tiled flooring, sea views

Entrance Hallway: 3.5m x 4m.

Sitting room 6.7m x 4.8m:

Open fireplace, views out over Sligo bay, coving & centrepiece, door out to the side

WC 1.7m x 1.1m: wc, whb

Storage room 2.3m x 1.4m.

Corridor (part 1) 2.6m x 1m.

Corridor (part 2) 9m x 1m. hotpress

Dining room 5.9m x 4.1m:

feature open fireplace, coving & centrepiece

Kitchen 4.9m x 4m:

fitted kitchen units, tiled flooring

Utility Room 3.2m x 2m:

tiled flooring, plumbing for washing machine.

Bedroom 1 3.7m x 3m:

built in wardrobe , sink unit

Bedroom 2 3.6m x 3.1m:

built in wardrobe, sink unit

Bedroom 3 3.9m x 3m:

built in wardrobe, sink unit, views of Sligo bay

Bedroom 4: (main bedroom) 3.8m x 3.7m:

built in wardrobe

Ensuite 3.3m x 2.2m:

wc, whb, shower, full wall and tiled flooring

Bedroom 5 4m x 3.7m:

built in wardrobe, sink unit, views of Sligo Bay

Bathroom 2.8m x 2.4m:

tiled flooring wc, whb, bath, bidet, sink & bath

Lower level

Stairwell & hallway 4.7m x 1.9m.

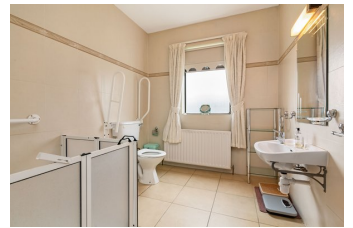
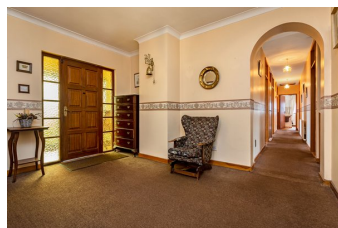
Corridor 2.4m x 1m



Living Room 4.4m x 3.7m:



Side external door, five windows, wc & whb



Your agent for this property:

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Location: Rosses Point sligo

