

# Coolaney Chinese Take Away, Coolaney, Sligo, Co. Sligo, F56 CX51, Sligo, sligo

For Sale | €159,000

**BER E2**

 **0 Bedroom**

## Property Description

Located in the heart of Coolaney village, this Residential/Commercial property comprises of three individual units all with independent access. The commercial unit is currently leased as a Chinese takeaway, with two residential units, being a small ground floor studio and a first floor two bed apartment. Both residential units have been vacant for some time and are in need of works and modernisation and as a result may qualify for the vacant property refurbishment grant. Coolaney village is well-connected, with regular bus services to Sligo running from early morning until late evening. Sligo town just a 15-minute drive away. This is an opportunity not to be missed at this very attractive market price, full details and viewings on request

Your agent for this property:

**Matthew Scanlon**

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**PRS Licence No:** 004183 - 001335

## Internal Measurements and Specifications:

- Entrance Hall (3.10m x 1.00m 10.17ft x 3.28ft)
- Kitchen dining and living area (5.30m x 4.20m 17.39ft x 13.78ft)
- Bedroom 1 (4.20m x 3.30m 13.78ft x 10.83ft)
- Ensuite (1.60m x 2.40m 5.25ft x 7.87ft)
- Bedroom 2 (2.30m x 3.00m 7.55ft x 9.84ft)
- Ensuite 2 (1.30m x 2.30m 4.27ft x 7.55ft)
- Entrance (1.90m x 1.70m 6.23ft x 5.58ft)
- Kitchenette (2.10m x 1.60m 6.89ft x 5.25ft)
- Room (3.50m x 4.10m 11.48ft x 13.45ft)
- Shower room (1.20m x 1.20m 3.94ft x 3.94ft)

**Location:** Sligo sligo