



# FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

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## **‘Ard Aisling’, Charlestown Road, Tubbercurry, Co. Sligo Three Bedroom Semi-Detached House**



**‘Ard Aisling’ is an attractive development of new homes at the edge of the small town of Tubbercurry, on the Charlestown Road. Convenient for Knock Airport and just twenty minutes from Sligo this is a central location despite its rural surroundings at the foot of the Ox Mountains.**

**Built to a traditional design this semi-detached house offers three bedrooms, one ensuite shower room, family bathroom, kitchen/dining room, living room, utility and guest W.C. To the rear is a useful lawned back garden and the front overlooks a generous common green area.**

**Price Region: €150,000**

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# ACCOMMODATION

## **ENTRANCE HALL: 3.44m x 2.35m**

A stained teak door, with glass patterned inserts opens to a spacious entrance porch with tiled floor red deal stairs leading to the upper floor.

## **LIVING ROOM: 4.27m x 4.05m**

A good-sized central living area with contemporary fireplace with gas flame-effect fire and large front-facing bay window. Timber floor and coving.

## **KITCHEN 4.74m x 3.35m**

A good selection of walnut built-in units with integral stainless steel sink, electric hob, oven and extractor and dishwasher. Patterned tile splashbacks, timber floor, double doors to living room and sliding doors. Tiled floor

## **UTILITY: 2.39m 1.66m**

A useful utility with plumbing for a washing machine and tumble drier. Matching built-in units with stainless steel sink. PVC rear door, tiled floor.

## **BEDROOM NO. 1: 3.90m x 3.20m**

Double bedroom with rear-facing picture window with Venetian blinds and views over open fields. French pine floor.

## **ENSUITE: 2.39m 1.66m**

White W.C., wash basin and shower cubicle with power shower. Electric under-floor heating. Tiled floor-to-ceiling. Tiled floor.

## **BEDROOM NO. 2: 3.30m x 3.22m**

Double bedroom with triple picture window with Venetian blinds and views across the common green areas. French pine floor.

## **BEDROOM NO. 3: 3.36m x 3.10m**

Single bedroom with front facing window with blinds. French pine floor.

## **BATHROOM: 2.50m x 2.09m**

Modern bathroom with white W.C., wash basin and bath with shower and glass splash door. Tiled floor-to-ceiling, tiled floor and side window.

## **W.C.: 1.69m x 1.40m**

Located under the stairs. White W.C. and wash basin. Side window and tiled floor.

## **OUTSIDE:**

Ard Aisling is located on the Charlestown Road on the outskirts of Tubercurry. To the rear are open fields with excellent views. All the houses look out to the front over a common green area.

The front garden is partly lawned and partly tarmaced to provide off-road parking with a driveway to the side and additional parking at the rear. The rear garden is a useful size and is fully lawned.



