

# SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL: 071-9163284/ 087-2500-974. FAX: 071-9163860. WEB SITE: <http://www.irishproperties.com>



No. 305 Glen Road Seaview Residence, Strandhill, Co. Sligo

(305MG-GR) Approx .4125 acres Price Guide: €550,000



## Description:

Location, Location, Location

This property has it all. It combines an exceptional view over Ballisodare bay, the Atlantic to the West and the Ox Mountains to the South. It's within 3 miles to Strandhill village and 5 miles to Sligo town. The elevated site on the side of Knocknarea Mts with Queen Maeve's Tomb on its summit has a South-facing aspect and is due to its elevation very private, accessed by a private avenue leading to the residence.

The magical Glen Road is a well known and sought after area of Co. Sligo.

## The Residence.

The family home was built over two stages - the original home and a two-storey extension to the West. It could be used as one or main house with apartment which would attract many tourists visiting the area and an excellent renter.

The residence enjoys a bright and spacious layout taking most advantage of the panoramic views. It offers:

Entrance hallway with built-in unit, timber-flooring 3.978m x 1.815m	7.22m <sup>2</sup>
Living room with open fireplace, large panoramic windows to South and West, Solid Oak Timber flooring, connecting door to kitchen/diner 5.574m x 3.982m	22.20m <sup>2</sup>
Hallway leading to bedrooms, timber flooring 5.392m x 1.005m	5.42m <sup>2</sup>
Good size hot press	
Bedroom No.1 with built-in unit, timber floor, 3.071m x 2.887m	8.87m <sup>2</sup>
Bedroom No.2 with built-in unit, timber floor, 3.027m x 4.007m	12.12m <sup>2</sup>

The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

O.S.I. No. AU0024902

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Bedroom No.3 with built-in unit, timber floor, 3.223m x 3.895m	12.55m <sup>2</sup>
Bathroom, tiled floor, 3.286m x 1.515m	4.98m <sup>2</sup>
Spacious kitchen/diner with havana pine flooring, double wing doors leading to timber decking area, a very private outside area with Eastern aspect for sunny morning breakfasts and connecting door to the newer built extension	
6.638m x 3.22m	21.37m <sup>2</sup>
Back door and hallway, timber floor 1.441m x 2.157m	3.11m <sup>2</sup>
WC and Shower 1.084m x 3.246m	3.52m <sup>2</sup>

#### Extension:

Separate entrance as well as accessible through main residence

Hallway, tiles floor 1.134m x 2.155m  
2.44m<sup>2</sup>

Hall, 2.389m x 1.189m 2.84m<sup>2</sup>

Living area with kitchenette, carpet 4.805m x 3.085m 14.84m<sup>2</sup>

Bathroom with shower 4.339m x 1.306m 5.67m<sup>2</sup>

Large Bedroom 3.566m x 4.299m 15.33m<sup>2</sup>

#### Ground level

Garage, 3.141m x 6.943m 21.81m<sup>2</sup>

Store/Utility 2.484m x 6.943m 17.25m<sup>2</sup>

Floor Area 181.54m<sup>2</sup>

Oil fired central heating throughout

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## Grounds:

Approx 0.4 acres with concrete tree lined avenue, lawn to the front of the house and car parking area, timber decking to the rear.

The entire home is in good decorative order throughout and well presented. Due to its location the property should attract a large interest to prospective buyers.

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