

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL/FAX 00353-71-9163284 email info@irishproperties.com WEB: www.irishproperties.com



No. 303 “ Under Benbulben”

Spacious 4 B/R Residence with exceptional views over Sligo town and Bay
(303DM-BN) approx. 0.23 hectares/ 0.57 acre Price Guide: € 595.000



Video Link:

<https://youtu.be/m-PY83muzG0>

Key Factors:

Located beneath Benbulben at Barnaribbon, Co. Sligo
Exceptional Views over Sligo town and Bay
Excellent decorative order, ready to occupy
Manicured gardens, with stone walls and patio, raised roofed gazebo
Stylish and seamless living areas, bright and generous lay-out
Priced to sell

Description:

“ Under Benbulben”

We are proud to launch this magnificent 4 B/R stylish family home located beneath famous Benbulben with breathtaking views over most of the County, Sligo and Donegal Bay just minutes off the N15 in North Co. Sligo.

The property offers a spacious and bright floorplan with stylish interior flow and multi-functional space for all the family.

The welcoming reception area leads to kitchen, bedrooms via hallways and living room.

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PSRA No. 002879

VAT ID No IE7435134J

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Kitchen/dining area and living have high ceilings with exposed timber beams adding to the bright atmosphere. The living room with open gas fire and the sun-room are separated by double and integrated sliding doors to configure to all multi-functional family needs.

The property was cleverly designed benefiting from morning and evening sun to allow all rooms being filled with natural light.

No expense spared throughout

Kitchen features include Quartz countertop with large island, rustic country unit finishes, re-claimed pitch pine beams in living areas, sun room and bathroom finished in Italian Marble flooring.

A sun room to the South was added to capitalise on the magnificent sea and country views over County Sligo and surrounding areas.

4 Bedrooms with master bedroom (large en-suite and walk in dressing room), main bathroom (finished in distressed country look with timber panelling, free standing tub) utility, guest toilet, large walk-in hot press complete the floorplan.

There is ample attic space for further conversion potential.

It is ready to occupy.

The spacious floorplan:

Entrance hall/Reception	1.80m x 3.60m	6.48m ²
Hallway	1.20m x 5.00m	6.00m ²
Hall	3.30m x 2.40m	7.92m ²
Living Room with open gas fire	4.20m x 5.50m	23.10m ²
Open plan kitchen/diner	4.20m x 4.50m & 3.70m x 3.60m	32.22m ²
Sun room	3.65m x 3.60m	13.14m ²
Utility	2.40m x 4.60m	11.04m ²
Guest WC	2.05m x 1.60m	3.28m ²
Hot Press	2.35m x 1.60m	3.76m ²
Bathroom	2.20m x 3.30m	7.26m ²
Master Bedroom with en-suite and walk in wardrobe	4.60m x 4.20m & 3.00m x 2.50m	26.82m ²
Bedroom No.2	3.60m x 4.20m	15.12m ²
Bedroom No.3	3.30m x 3.60m	11.88m ²
Bedroom No. 4	3.60m x 3.30m	11.88m ²
TOTAL		179.90m ²

Grounds.

Over ½ acre a of manicured gardens, with natural stone walls to roadside, wrought iron gates, tarmacadam drives and parking areas with stone boundaries, large private patio area with sandstone flagstone.

Large garage with electric roller door lending itself for further conversion.

8.00m x 3.50m 28.00m²

The garden is enhanced by raised Gazebo located privately to the rear of the residence. Even on rainy days it enjoys great views.

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The property is most convenient to the Benbulbin Forest walk yet very privately located on an elevated site near end of a cul de sac. Approx 10Km to Sligo town, 2 Km to N15.

Rathcomrack (National School) and Grange with National and Secondary Schools is within 10 minute drive.

Heating: Solar panels for hot water, oil central heating with efficient boiler

Price Guide: €595.000

Eircode F91W8F5

Folio: SL3105F

BER C1

BER No 102722451

View by appointment with sole selling agents only



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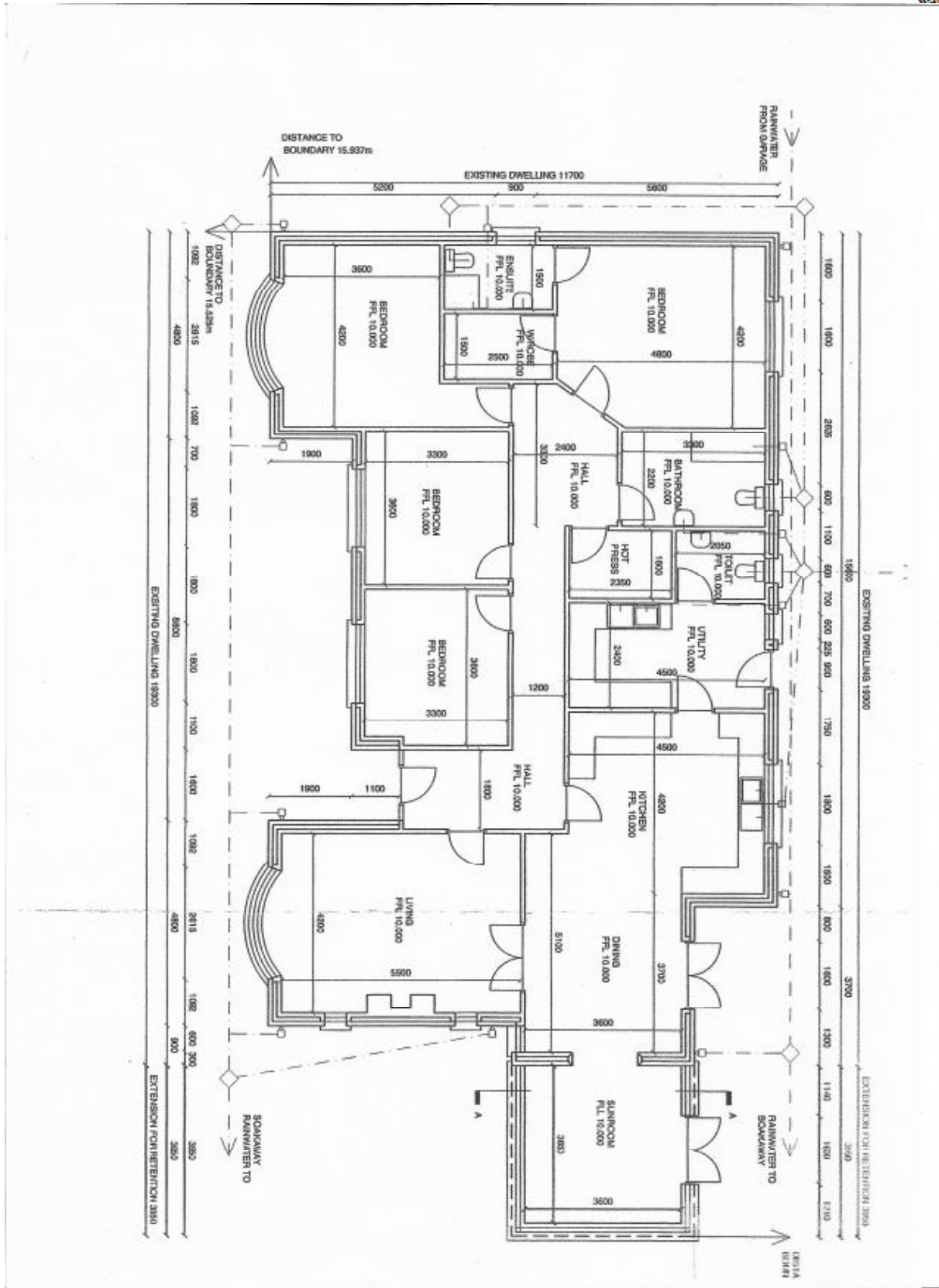
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