

7 and 8 Mail Coach Road, Sligo, Co. Sligo, F91 A26H, Sligo, sligo

For Sale | €495,000



2 Bedroom

✓ **Mains Water & Sewer Power connected to both** ✓ **Excellent Sligo town location.**
residential properties.

Property Description

Excellent opportunity to acquire this Sligo town property that offers two separate residential units one with a large garage and the other with a large commercial garage all of which sits on a spacious site and ample street frontage onto Mail Coach Rd. This entire bespoke site extends to a circa 0.20 of an acre that certainly offers the opportunity of future development (S.P.P with Sligo Co. Co.)

Residence No.8 which is currently owner occupied comprises of ground floor entrance hall, open plan kitchen, dining, living, downstairs wc while the first floor accommodates two double bedrooms and shower room. Adjacent to this residence is a large open plan garage and spacious stoned back yard.

Residence No.7 which requires works and modernisation, comprises of ground floor entrance hall, sitting room, bathroom, kitchen dining, downstairs bedroom and office/study while the first floor consists of a large open plan room with an additional room of it.

Commercial garage: comprises of a large open plan L shaped work shop that measure approx. 160sqm together with staff toilet and office. This unit also extends to a large yard at the rear.

Seldom an opportunity or venture like this comes to the market offering the best of both worlds with Residential and Commercial side by side, certainly one not to be missed. Full details and viewings strictly by appointment with sole selling agents.

Location: Sligo sligo

Your agent for this property:

Matthew Scanlon

MIPAV (CV) MMCEPI

M: 087 6853201

P: 071 91 89224

E: info@emscanlon.ie

PRS Licence No: 004183 - 001335