

# Scarden More, Strandhill Road, Sligo. F91 X6C8, Strandhill, sligo

["For Sale"] | €745,000 **BER B3**  **5 Bedroom**

✓ Oil fired central heating ✓ UPVC double glazed windows ✓ Conservatory/Sun room ✓ Utility room.

✓ Spacious living areas ✓ D throughout the property. b

## Property Description

A truly remarkable five bedroom detached house settled off one of Sligo's most sought-after residential addresses along Strandhill Road, with quick access onto Coney Island Causeway Drive bringing you directly across Sligo Bay to the iconic Coney Island. Ideally positioned on approximately 0.96 acres (0.39 hectare) of delightful grounds framed with mature trees and manicured green gardens, this home enjoys good privacy from the bustling approaching road. On entering this exceptional property via its sweeping driveway, you straight away see the magnitude of this home building excitement of what is to come inside. This substantial property offers spacious living with five large bedrooms, a cosy living room, separate dining room, large fully equipped kitchen, utility room and conservatory. Four of the bedrooms are to the first floor with ensembles and mix of slide robes and built in wardrobes to the two larger bedrooms. Downstairs there is a multi use room which can be used as an additional bedroom or family room. The gardens of this home are truly special, enjoying unparalleled seclusion with hedging and mature trees. The owners made exceptional use of the grounds, incorporating beautiful patio areas along with a large garage that is perfectly set back from the house and not imposing on the gardens. This convenient location is equally appealing, as you are just a short drive from Strandhill Village & Sligo Town Centre that offer an extensive choice of amenities to avail of including excellent schools, shops, restaurants, bars to name a few. This property is presented to the market in excellent condition and is ready for their new owner. Viewings are very much advised to see the full extent of this home.

## Internal Measurements and Specifications:

### Ground Floor Accommodation

## Entrance Hall

Spacious entrance hallway with ceramic tiled flooring. Carpet to stairs with hardwood banister and panelling to wall. Decorative coving to ceiling.

## Kitchen with Dining Area: 6.24m x 4.6m

Large room with tiled flooring. Fully fitted kitchen with extensive range of units. Recess lighting. Dual aspect windows. Large Belfast style sink. Double entrance to conservatory room.

## Conservatory: 4.3m x 4.88m

Same style tiled flooring as kitchen. Feature solid fuel burner stove. Double doors to rear of property.

## Living Room: 5.8m x 5.8m

Large room with wooden flooring. Decorative coving to ceiling with recess lighting. Feature open fireplace. Dual aspect windows. Double doors to kitchen/dining area.

## Dining Room: 4.44m x 3.24m

Large room with wooden flooring. Dual aspect windows.

## Bedroom 5/Office/Family Room: 4.36m x 3.53m

Large multi-use room that can be a bedroom as it has a connecting room which is plumbed for an ensuite. Alternatively, can be used as family room.

## Utility Room: 2.07m x 2.51m

Same style tiled flooring as kitchen. Fitted units with sink. Shelving to walls. Plumbed for washing machine & dishwasher. Door to rear of property.

## Walk in Wardrobe/ Office: 2.38m x 1.66m

Wooden flooring. Plumbed for ensuite.

Bathroom/WC: 2.63m x 1.64m

Tiled flooring with wooden panels. WC and WHB.

### ***FIRST FLOOR ACCOMMODATION***

Landing

Large open landing with pine wood flooring and Hardwood banister.

Bedroom 1: 5.35m x 4.78m

Spacious double room with pine wood flooring. Dual aspect windows. Large slide robes.

Ensuite: 2.91m x 1m

Fully tiled floor to ceiling. WC and WHB. Mains supply corner shower.

Bedroom 2:

Large double room with pine wood flooring. Walk in wardrobe.

Bedroom 3: 4.94m x 4.24m

Double room with pine wood flooring. Dual aspect windows.

Ensuite: 3.13m x 1.38m

Fully tiled floor to ceiling. WC and WHB. Mains supply corner shower.

Bedroom 5: 4.61m x 4.8m

Double room with pine wood flooring. Walk in closet.

Family Bathroom:

Fully tiled floor to ceiling. WC and WHB. Bath with overhead

mains supply shower. Dual aspect skylights.

Floor Area: 271.4m2

**Location:** Strandhill sligo



Your agent for this property:

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