

**REA** | REAL ESTATE  
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# CUMISKY

## 4 BED DETACHED DORMER BUNGALOW



### 'THE LODGE', FLEMINGTON LANE, BALBRIGGAN, CO. DUBLIN.

- Spacious accommodation.
- Oil fired central heating system.
- Minutes drive to all the amenities of Balbriggan
- Double glazed PVC windows.
- Excellent condition throughout.

**FOR SALE**

**PRICE : €395,000**

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CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS



Disclaimer: These particulars are confidential and issued on the understanding that all negotiations will be conducted through this firm. Interested parties should satisfy themselves as to the accuracy of the particulars, which do not form part of any contract. No person in the employment of Cumisky Real Estate Alliance has any authority to make or give any warranty or representation regarding this property.

This detached four bed dormer bungalow was lovingly extended and renovated in 1990's. The property is spacious and bright in accommodation and has 4 bedrooms, large hallway, livingroom, diningroom, kitchen and utility room.



Located on Flemington Lane, the property is close to all local amenities including excellent shopping facilities, schools and a good public transport infrastructure with Bus Eireann, Dublin Bus and suburban rail access to Dublin City Centre (c. 45 mins) are only minutes away. The M1 motorway is within easy access, opening the door to north and south.

ENTRANCE HALL – very spacious hallway with newly tiled floor

LIVINGROOM - (5.1m x 6.3m) with tiled flooring, TV point, coving, recessed lighting, modern fire surround with electric insert

KITCHEN - (3.5m X 7.4m) with good range of white fitted units, tiled floor and splashback, eye level cooker, hob, extractor fan, door to rear and door to :-

UTILITY ROOM - (1.62m x 5.2m) with sink & worktops, plumbed for washing machine, tiled floor, feature redbrick wall, door to side



BEDROOM 1 - (4.2m x 4.25m) with built-in wardrobes and drawers, TV point, recessed light door to ENSUITE with Jacuzzi bath with shower head connection, w.c, w.h.b, shower cubicle fully tiled.

BEDROOM 2 - (3.05m x 4.41m) with built-in wardrobes, laminate flooring, patio door to terrace with sea views

BEDROOM 3 - (4.05m x 3.4m) with laminate wood flooring, built-in wardrobes, TV point, recessed light

BEDROOM 4 - (2.65m x 3.55m) with laminate flooring, TV point

MAIN BATHROOM - With wc, whb, corner bath, fully tiled shower cubicle with pump shower, part tiled around bath, towel rail heater.



OUTSIDE - Enclosed gardens with two entrances, iron gates on both entrances, large spacious patio off upstairs bedroom, feature decking with wooden rails, Barna shed, concrete shed with power.

TITLE: We are advised that the title is Freehold.

**PRICE: €395,000**

VIEWING: strictly by prior appointment with the sole selling agents – tel: 01-8413000