



**32 Cardy Rock Avenue, Balbriggan, Dublin**

**BER C1**

New to the market this 3 bed mid terrace home extends to approx 106 sq m and presents in good order throughout.

Accommodation briefly comprises entrance hall, kitchen/dining to front, sittingroom with sliding door to rear garden. On the first floor there are 2 bedrooms and main bathroom. On the second level is a large master bedroom with velux windows and en suite bathroom with sea views.

**PRICE: €185,000**



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**Accommodation**

Kitchen / Dining Room	3.68m x 3.42m
Sitting Room	5.19m x 4.36m
Bedroom 1- 1st floor	3.0m x 4.8m
Bedroom 2- 1st floor	2.6m x 4.5m
Bathroom	2.25m x 2.06m
Master Bedroom- 2nd floor	4.5m x 3.65m
En suite	2.46m x 2.14m

With a range of wall and floor units  
 Fireplace with electric fire, double doors to paved area and rear garden , sold wood flooring  
 Fitted wardrobe , wooden flooring  
 fitted wardrobe, wooden flooring  
 tiled floor and over bath tiling , wc , whb  
 Fiited wardrobes , solid floor additional skylight, open to en suite, excellent sea views  
 tiled floor , shower , wc , whb



**Some Features**

- Excellent sea views
- Within minutes of all public transport
- Easy access to the M1 Motorway
- Walking distance from the train station

**Negotiator:** Mary Halligan MIPAV, REV  
**Viewing:** Strictly by apointment  
**Price:** €185,000  
**Size:** 106 m<sup>2</sup>  
**BER:** BER: C1  
 BER No. 107068934  
 Energy Performance Indicator: 160.25 kWh/m<sup>2</sup>/yr