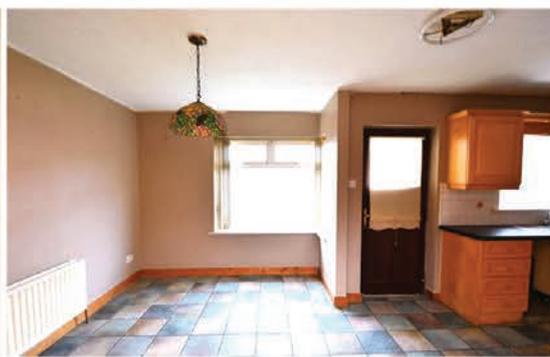




For Sale By Private Treaty

14 Ascal Emer, The Ferns, Blackrock, Louth



DNG Duffy  
T: 042 9351011

BER E2

DOUGLAS NEWMAN GOOD  
**DNG**

**DUFFY**

*dngduffy.ie*

LICENCE NUMBER 002108

## Asking Price

## On Request

### DESCRIPTION:

DNG Duffy are delighted to present to the market 14 Ascal Emer, The Ferns. This property is located only minutes walk to the village of Blackrock, with its promenade and sweeping views over Dundalk Bay to the Cooley Mountains.

The accommodation consists of entrance hallway, living room, kitchen and DSWC. The first floor comprises of 3 bedrooms, main bedroom en-suite and a bathroom. The property of which is traditionally built would be in need of some modernisation but is the blank canvas you have been looking for. With all local amenities on your doorstep from restaurants, shops, bars, schools and church. Viewing of this property is a must!!

### DIRECTIONS:

Head south on Hill Street/R132 towards Avenue Road/R172. Turn left onto Avenue Road/R172. At the roundabout, take the 2nd exit and stay on Avenue Road/R172. At the roundabout, take the 2nd exit onto R172. Heading south through Blackrock Village, turn right onto Ferns Grove, continue onto Ascal Emer. The property will be identified by a DNG sale board.

### ROOMS:

Entrance Hallway - 5.1m x 2.6m  
Kitchen/Dining Room - 6.6m x 3.6m  
Living Room - 4.0m x 3.4m  
Bedroom 1 - 4.0m x 3.4m  
DSWC - 2.3m x 1.0m  
Bedroom 2 - 4.0m x 2.6m  
Bedroom 3 - 3.5m x 2.6m  
Bathroom - 2.7m x 2.6m  
En Suite - 2.3m x 1.0m

### FEATURES:

Gas fired central heating

Village location  
National schools nearby

Various amenities within walking distance such as Centra, Mace, Doctors, Restaurants etc.

In need of modernisation

**VIEWING:** Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy. 66 Clanbrassil Street, Dundalk, Co. Louth, A91 HY99 - Market Street, Ardee, Co. Louth, A92 DAE2

### CONTACT:

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