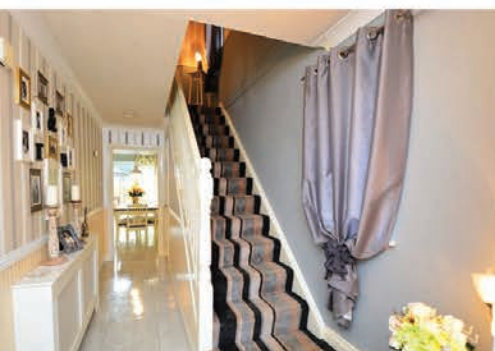




For Sale By Private Treaty

9 Rockfield Court, Dundalk, Louth



DNG Duffy  
T: 042 9351011

BER C2

DOUGLAS NEWMAN GOOD

**DNG**

**DUFFY**

*dngduffy.ie*

LICENCE NUMBER 002108



## Asking Price

## On Request

### BER DETAILS:

BER: C2

BER No. 100233600

### DESCRIPTION:

Exceptionally maintained, spacious four bedroom detached home in this conveniently located development which is sure to appeal to the homeowner and investor alike, with an excellent location close to DKIT, Dundalk Retail Park and bus networks yet only a short distance to all town centre amenities and under 4km to the M1 motorway.

Accommodation comprises entrance hallway, spacious living room with bay window, kitchen/dining room, DSWC, four bedrooms with main bedroom en-suite and family bathroom.

### DIRECTIONS:

From the R132 Dublin Road, heading south from Dundalk turn Hoey's Lane. Turn left into Rockfield Court and take the first left. No. 9 is located on the left side and is identified with a DNG Duffy sales board.

### ROOMS:

Entrance Hallway - 6.5m x 1.2m  
Living Room - 6.5m x 4.2m  
Kitchen / Dining Room - 6.1m x 3.6m  
DSWC - 1.5m x 1.9m  
Main Bedroom - 5.6m x 3.6m  
En-Suite - 2.6m x 1.9m  
Bedroom 2 - 3.0m x 2.7m  
Bedroom 3 - 2.8m x 2.7m  
Bedroom 4 - 3.6m x 3.4m  
Bathroom - 2.6m x 1.9m  
Detached garage -

### FEATURES:

Gas fired central heating  
South facing rear garden  
Parking  
Walking distance to Dundalk Institute of Technology and Dundalk town centre  
Maintenance free back garden  
Exceptionally decor

**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:

Keith Duffy MIPAV, REV, MMCEPI

**DNG Duffy**, 66 Clanbrassil Street, Dundalk, Co. Louth

T: 042 935 1011 - Email: keith@dngduffy.ie



**DUFFY**

**LICENCE NUMBER 002108**

**dngduffy.ie**

Disclaimer: K Duffy Property Services Ltd t/a DNG Duffy for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- All statements in these particulars are made on the without responsibility part of K Duffy Property Services Ltd t/a DNG Duffy or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither K Duffy Property Services Ltd t/a DNG Duffy nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.