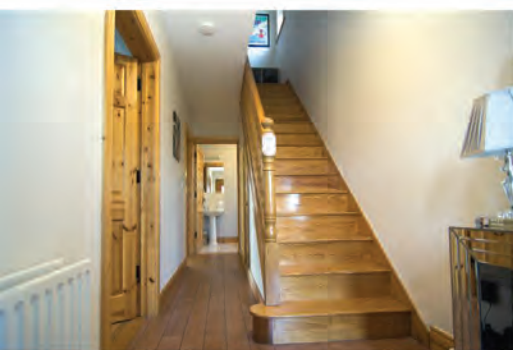




For Sale By Private Treaty



## 45 Moorehall Rise, Ardee, Louth

- Gas fired central heating
- Parking to the front of house
- South-west back garden
- Mature residential area

**BER C1** DNG Duffy T: 042 9351011

DOUGLAS NEWMAN GOOD  
**DNG**

**DUFFY**

*dngduffy.ie*

LICENCE NUMBER 002108



## Asking Price

## On Request

### BER DETAILS:

BER: C1

### DESCRIPTION:

DNG Duffy offer to market this 3 bed semi detached property perfect for families and investors alike.

Accommodation consists of an entrance hall, sitting room, kitchen cum dining area, utility room, WC, master bedroom with ensuite, main bathroom and two bedrooms.

This mature residential area is located minutes walk from Ardee town centre, You will find all amenities close by including crèches, primary schools, secondary schools, shops, restaurants, pubs, sporting facilities, churches and bus routes. This would make an ideal family home. The M1 motorway provides easy access to all road networks.

### ROOMS:

Hallway - 5.6m x 1.8m

Sitting room - 4.8m x 4.5m

Kitchen/dining - 5.1m x 4.5m

WC/shower room - 1.8m x 1.4m

Utility room - 2.3m x 1.8m

Bedroom 1 - 4.7m x 3.7m

Ensuite - 3.1m x 3.1m

Bedroom 2 - 3.3m x 3.0m

Bedroom 3 - 3.0m x 3.0m

Bathroom - 2.4m x 2.2m



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

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