



For Sale By Private Treaty



3 Elm Grove, Bay Estate, Dundalk, Louth

- Oil fired central heating
- Driveway
- Semi detached
- In need of modernisation
- Front & rear gardens

BER G BER NO: 112194915

Energy Indicator Number: 501.29 kWh/m²/yr

DNG Duffy T: 042 9351011

DOUGLAS NEWMAN GOOD
DNG

DUFFY

dngduffy.ie

LICENCE NUMBER 002108

Asking Price

On Request

DESCRIPTION:

DNG Duffy offer to the market this 3 bedroom semi-detached house in need of modernisation. This property is situated right in the heart of Dundalk with the M1 motorway just a short drive with access to both Dublin and Belfast.

Accommodation comprises of 3 bedrooms, 1 bathroom, kitchen, living room, sitting room with front and back garden.

This property has all amenities in walking distance including, shopping centre, cinema, transport services, schools, bars and restaurants. This would make an ideal family home or an investment property in this convenient location.

ROOMS:

Hallway - 3.2m x 1.95m

Sitting room - 3.33m x 3.85m

Kitchen/dining area - 3.44m x 5.42m

Bedroom 1 - 3.2m x 2.9m

Bedroom 2 - 3.7m x 2.7m

Bedroom 3 - 2.8m x 2.5m

Bathroom - 1.7m x 1.9m



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

DNG

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.