

**REA** | REAL ESTATE  
ALLIANCE.IE

**CUMISKY**

**IDEAL FAMILY HOME IN EXCELLENT LOCATION**



**19 WESTBROOK DRIVE,  
BALBRIGGAN, CO. DUBLIN.**

- 3 Bed Semi Detached House with rear extension & Attic conversion
  - Ideal Family Home in much sought after development
- Gas Fired Central Heating • South Facing rear garden with decking
- Close to all amenities including shops, beach, train station, schools.

**FOR SALE**

**PRICE: €210,000**

**REA CUMISKY**  
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**CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS**



Disclaimer: These particulars are confidential and issued on the understanding that all negotiations will be conducted through this firm. Interested parties should satisfy themselves as to the accuracy of the particulars, which do not form part of any contract. No person in the employment of Cumisky Real Estate Alliance has any authority to make or give any warranty or representation regarding this property.

## ACCOMMODATION

- ENTRANCE HALL** – with coving , fully alarmed
- LIVINGROOM** - (4.8m x 5.6m) with hardwood surround fireplace with feature tiling, ceiling coving, Bay window, TV point, double doors to -
- KITCHEN/DINING AREA** - (5.4m x 3.35m) with good range of solid oak fitted kitchen presses with tiled splashback, plumbed for washing machine, built-in, extractor fan, hob & oven, space for fridge freezer, stainless steel sink unit. Arch to -
- REAR EXTENSION** - with semi-solid wood flooring, pine clad ceiling, recessed lighting, large velux window door to rear garden
- DOWNSTAIRS W.C.** - Under stair with w.c & w.h.b and window



## FIRST FLOOR

- LANDING** - with hotpress with shelves.
- BEDROOM 1** - (3.6m x 3.3m) Good Double with built-in wardrobes, TV point, and door into ENSUITE with wc, whb, fully tiled, shower cubicle.
- BEDROOM 2** - (3.1m x 3.6m) Good Double with built-in wardrobes
- BEDROOM 3** - (2.4m x 2.7m) Single bedroom
- MAIN BATHROOM** - (2.2m x 1.9m) with wc, whb, fully tiled, bath with shower head attachment.
- ATTIC CONVERSION** - (5.38m x 3.2m) Large room with painted pine clad ceiling, 2 velux windows, ample eave storage.
- OVERALL MEASUREMENT** **c.105 SqM (c. 1,130 Sq.Ft)**



- OUTSIDE:** Enclosed south facing rear garden with large wooden shed and feature raised decking with rails, roofed terrace with velux and patio area. Enclosed front garden with concrete driveway with off street parking.

- DIRECTIONS:** Coming from Dublin, Take 2nd exit off M1 motorway for Balbriggan. Go through roundabout and take left at traffic lights. Take next left turn onto Westbrook drive. House is situated on left hand side of road.

**TITLE:** We are advised the title is Freehold.

**PRICE:** €210,000

**VIEWING:** Strictly by prior appointment with the sole selling agents

