



For Sale By Private Treaty

## 9 Commons Grove, Dromiskin, Louth

- Oil fired central heating
- Detached dormer
- Ample rooms
- Stove fireplace
- Driveway
- M1 motorway within minutes drive

DNG Duffy  
T: 042 9351011



DOUGLAS NEWMAN GOOD  
**DNG**

**DUFFY**

LICENCE NUMBER 002108



Asking Price

On Request

## BER DETAILS:

BER: C1

BER No. 111477063

Energy Performance Indicator: 158.53 kWh/m<sup>2</sup>/yr

## DESCRIPTION:

DNG Duffy introduce to market this beautifully constructed 4/5 bedroom dormer bungalow in a wonderful location, which is sure to appeal to a wide range of purchasers. A extensive number of rooms makes it the perfect family home letting everyone have a space !

To the left of the hallway is a lovely family room with timber floor, sunlight streaming in from the dual aspect windows and patio doors making for easy access to the outdoor space. Double doors with glass panels lead you from the dining room to a sunny conservatory with south and west facing, maple shaker style fitted kitchen and access to the sizable utility room with ample storage.

The ground floor is home to 3 bedrooms and first floor comprises 2 bedrooms including the superb master bedroom spanning the full length of the property with a en-suite.

Turely a property one can grown in.

## ROOMS:

Hallway - 8.2m x 4.0m

Sitting room - 4.3m x 4.1m

Kitchen - 4.0m x 3.6m

Dining room - 4.4m x 4.1m

Conservatory - 4.0m x 4.6m

Utility Room - 4.0m x 2.1m

Bed room 1 - 3.9m x 3.1m

Bedroom 2 - 4.0m x 3.1m

Ensuite - 3.1m x 1.2m

Bed room 5/Drawing room - 6.0m x 3.1m

Bed room 4 - 6.3m x 3.7m

Study - 2.9m x 2.0m

Bedroom 3 - 6.33m x 3.7m

Ensuite - 2.9m x 1.7m



**VIEWING:** Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth. T: 042 935 10 11.

## CONTACT:

Keith Duffy MIPAV, REV, MMCEPI

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

T: 042 9351011 - Email: keith@dngduffy.ie

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[dngduffy.ie](http://dngduffy.ie)

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