

REA | REAL ESTATE
ALLIANCE.IE

CUMISKY

Reduced price reflects presence of pyrite



11 MOYLARAGH PARK, BALBRIGGAN, CO. DUBLIN.

- 2 Bed Mid Terrace House * Fully Alarmed
* Gas Fired Central Heating * Master bedroom ensuite
* Close to all amenities including shops, beach, train station, schools.

FOR SALE

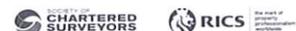
PRICE: €70,000

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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 - Fully alarmed with under stairs storage
- GUEST W.C. - with wc., w.h.b
- LIVINGROOM - (4.5m x 4m) with laminate wood flooring, feature black marble fireplace with hardwood surround and patio doors to rear garden.
- KITCHEN/DININGROOM - (2.6m x 4.8m) with range of built-in kitchen units and worktops, bay window. built in extractor fan, oven & hob.

**FIRST FLOOR**

- LANDING - with hot-press
- BEDROOM 1 - (4m x 3.4m) Good double with built-in wardrobes, TV point and door into - Ensuite - with w.c., w.h.b., tiled shower cubicle
- BEDROOM 2 - (4m x 2.4m) Double with built-in wardrobes
- BATHROOM - with wc, whb, bath, tiled walls around bath.

OUTSIDE -

Front - Communal parking in quiet cul de sac.

Rear - Enclosed courtyard concrete shed, access to communal gardens.

INTERNAL MEASUREMENT: c.78Sq.M (c.840Sq.Ft)

**PRICE: Offers are invited in the region of €70,000 –
Reduced price reflects presence of pyrite**

VIEWING: STRICTLY BY PRIOR APPOINTMENT WITH THE SOLE SELLING AGENTS – 01 8413000