



For Sale By Private Treaty

## 65 Bellingham Green, Castlebellingham, Louth

- Gas fired central heating (Calor)
- Alarm
- Back garden with access
- Driveway
- Stira stairs to attic
- Mature residential area
- M1 motorway 2 minutes drive

DNG Duffy  
T: 042 9351011



DOUGLAS NEWMAN GOOD  
**DNG**

**DUFFY**

LICENCE NUMBER 002108



## Asking Price

## On Request

### BER DETAILS:

BER: B2

BER No. 101431666

Energy Performance Indicator: 177.62 kWh/m<sup>2</sup>/yr

### DESCRIPTION:

DNG Duffy to present No.65 Bellingham Green, a deceptively spacious 3 bedroom home, presented in excellent condition throughout,. Situated in a most convenient residential location with all the many local amenities on your doorstep. The accommodation briefly comprises of an extended hallway, living room, dining room / kitchen. Upstairs there are 3 bedrooms, ensuite and bathroom. Outside, off street parking to the front and attractive enclosed rear garden.

Conveniently located on in the heart of Castlebellingham Village, within a stroll of newly refurbished Bellingham Castle Hotel, and a minute's drive to the M1 motorway - very desirable location.

### ROOMS:

Hallway - 4.8m x 1.7m, Tiled floor

Sitting room - 3.1m x 5.43m

Wooden floor, Fire place

Opening to dining area

Kitchen/dining area - 5.08m x 3.8m

Fitted kitchen units, Tiled floor

Tiled splash back

Bed room 1 - 4.29m x 3.9m

Carpet, Fitted robe

Ensuite - 2.71m x 0.91m

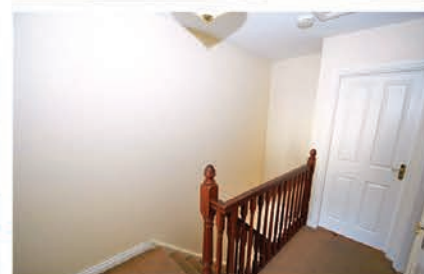
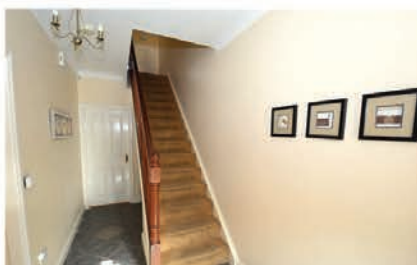
Fully tiled, Electric shower

Bed room 2 - 2.51m x 3.9m, Carpets

Bed room 3 - 2.5m x 3.91m, Carpets

Bathroom - 2.9m x 1.96m

Fully tiled, Bath with shower



**VIEWING:** Viewing by prior appointment with sole selling agent DNG Duffy.

### CONTACT:

Keith Duffy MIPAV, MCEI, MIPFMA

**DNG Duffy**

66 Clanbrassil Street, Dundalk, Co. Louth

T: 042 9351011

Email: keith@dngduffy.ie

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

**DNG**

**DUFFY**

LICENCE NUMBER 002108

Messrs. DNG Duffy for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG Duffy has any authority to make or give representation or warranty whatever in relation to this development.