

REA | REAL ESTATE
ALLIANCE.IE

CUMISKY

Outstanding Value €130,000!!

INVESTORS – buy now at low prices and sell in 7 years with no CGT liability



**19 BREMORE PASTURES CRESCENT,
HAMLET LANE, BALBRIGGAN,
CO. DUBLIN.**

- Excellent 2 Bed Mid terrace House • Suit owner occupier or investor
- Master Bedroom Ensuite • Good condition - ready for immediate occupation
- Within walking distance to beach, train station, schools.

FOR SALE

PRICE €130,000

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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 Hallway - tiled floor, upc point & telephone point.
- Guest toilet - wc whb tiled floor
- Sitting room (2.8 x 4.1) - gas fire tv point, upc point, laminated timber floor, window blinds.
- Kitchen / Diningroom (4.8 x 2.75max.) - tiled/timber laminated flooring, part tiled walls, fitted kitchen with presses worktops & drawers, cooker, hob & extractor fan, gas boiler, door to rear garden.



Upstairs

- Landing area with hot press & immersion switch.
- Bedroom 1 (3m x 3m) - built in wardrobe
- En-suite - tiled flooring, part tiled walls, wc, whb & shower TritonT90XR
- Bedroom 2 (3.3m x 2.6m) - with a good range of built in wardrobes.
- Outside – on street parking to front of house. Fence enclosed rear garden.

Gross internal floor area: 740 sq ft / 69 sq m



- TITLE:** We are advised the title is Freehold.
- PRICE:** Offers are invited in Region of €130,000
- VIEWING:** strictly by prior appointment with the sole selling agents – contact us to be advised of first viewing time. Delay = Disappointment!!