

# For Sale

Asking Price: €265,000

**Sherry  
FitzGerald**  
Cumisky Kelly



72 Bremore Castle,  
Balbriggan,  
Co. Dublin,  
K32WV84

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



This superb 2 bed semi-detached property comes to the market benefitting from a good size sunny rear garden and off-street parking to the side. Located in a mature quiet cul de sac this property benefits from separate kitchen to the front and living / dining room with open fireplace and access to the rear garden.

The accommodation briefly comprises hallway with large guest wc, living room with sliding door access to rear garden, kitchen to the front. Upstairs there are 2 excellent bedrooms with built in wardrobes and main bathroom.

The property is only minutes' walk from Balbriggan Town Centre with a wide range of amenities, excellent shopping facilities and a good public transport infrastructure including mainline access to Dublin City centre (c.45mins). Also seconds from the Naul Road giving easy access to the M1 motorway linking you with the Airport and M50 Motorway.



### Special Features & Services

- Attractive 2 bed semi-detached house in good condition.
- Beautifully position in quiet cul de sac.
- Bright living room with rear access to gardens.
- Sunny west facing rear garden.
- Private parking to the side of the property.
- Large main bedroom with built in wardrobes.
- Gas fired central heating & double-glazed windows.
- Within short stroll to the town centre.

### Accommodation

**Entrance Hall** with guest WC with whb

**Living Room** with wooden flooring, feature fireplace with hardwood surround, TV point, sliding doors rear garden

**Kitchen** Fitted wooden kitchen units and worktops, tiled flooring and splashback, built in hob and oven & extractor fan

**Landing area** hot-press with shelving, attic access

**Bedroom One** large double bedroom with large built-in wardrobes, phone and tv point.

**Bedroom Two** Double room with built in wardrobes.

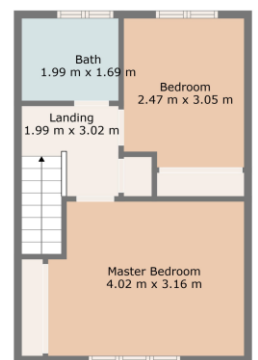
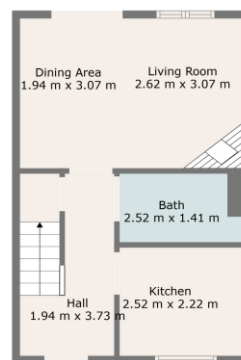
**Bathroom** with wc, whb and shower over bath, tiled around bath.

### Garden

Parking to the side - Quiet modern & mature development - Sunny west facing rear garden.

**BER** BER To be confirmed





Floor 1

Floor 2

Floor areas are provided for assistance & information purposes only and must not be relied on. Intending purchasers or lessees must independently satisfy themselves as to the correct floor areas

TOTAL: 62 m<sup>2</sup>  
FLOOR 1: 31 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>



**NEGOTIATOR**

Chris White

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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