

# REA

# GRIMES



3 Bed Semi-detached family home – 101m<sup>2</sup> / 1087ft<sup>2</sup>  
AMV €270,000

FOR SALE BY PRIVATE TREATY

7 Mount Rochford Rise,  
Balbriggan,  
Co. Dublin

PSRA No. 001417



**EBS**



W: [www.reagrimes.ie](http://www.reagrimes.ie)  
E: [info@reagrimes.ie](mailto:info@reagrimes.ie)

CALL NOW ON (01) 8490129

## DESCRIPTION

REA Grimes are delighted to present this stunning 3-bedroom semi-detached family home to the market. No.7 Mount Rochford Rise is located in a highly sought-after residential development. This beautiful home is presented in immaculate condition and boasts bright and spacious accommodation throughout. Viewers will be impressed by the bright entrance hallway leading to a beautiful sitting room with feature fireplace. Double doors lead to a dining room and then flows through to the fully fitted kitchen with integrated appliances. The property boasts a South facing garden and has two allocated parking spaces. Mount Rochford is within minutes of the M1 motorway, which gives ease of access to Dublin Airport and M50 routes. Balbriggan has excellent transport links to and from Dublin city centre via Bus and rail station with excellent daily schedules to suit commuters. Viewing is very highly recommended.

**Viewing is a must for this property!**

## ACCOMMODATION

Hallway: 6.17m x 2.52m	Wood floor, alarm pad, coving and under stair units seamlessly slide out to give you accessible storage space
Living Room: 3.31m x 5.89m	Bright sitting room with open fireplace, wood flooring, TV point, pendant lighting & coving
Dining Room: 2.61m x 3.58m	Wood floor, access to the garden through sliding door
Kitchen : 4.52m x 2.42m	Located to the rear of the property with tiled floor, induction hob and cooker, plumbed for dishwasher and washing machine, door to rear garden.
WC 1.43m x 1.36	Full tiled, wc, whb, window for ventilation
Cabin 2.57m x 4.99m	Floored with separate fuse box
Garden	South facing private rear garden with secure side entrance

## Upstairs Accommodation:

Landing: 3.07m x 2.25m	Carpet flooring, attic access via folding stairs
Master Bedroom 1: 3.12m x 3.50m	Double bedroom located to the rear of the property with wooden flooring and built in wardrobes
En-suite: 1.99m x 1.57m	Fully tiled, wc, whb, pump shower, fan heater, heated chrome towel rail and window for ventilation
Bedroom 2: 2.95m x 4.40m	Double bedroom located at the front of the property with wood flooring, built in wardrobe
Bedroom 3: 2.19m x 2.86m	Generous single room located to the front of the property with wood flooring and fitted shelving
Main Bathroom: 1.81m x 1.97m	Fully tiled with bath, wc, whb, electric shower, spot lights and window for ventilation

## FEATURES

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- Pristine condition throughout
  - Wired throughout the house and cabin for gigabit ethernet
  - Fully alarmed
  - Solid oak flooring throughout
  - Large floored cabin in the rear garden
  - GFCH heating
  - Private South facing garden
  - Excellent school and sports facilities
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## IMAGES





## PRICE

AMV €270,000.00

## VIEWING

Agent: Rachel Mullen  
By appointment

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday  
and by appointment on Saturdays

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



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E: [alacoque.daly@mail.ebs.ie](mailto:alacoque.daly@mail.ebs.ie)

E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)

T: (01) 8490129

99 Strand Street, Skerries, Co Dublin

T: (01) 8490129

M. 086-0428282

E: [rachel@reagrimes.ie](mailto:rachel@reagrimes.ie)



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