



5 Malthouse Orchard, Castlebellingham, Co Louth

A91KH22

Asking Price: €190,000



BER C2

DOUGLAS NICHOLSON
DNG
DUFFY

DESCRIPTION

DNG Duffy are thrilled to bring to market this gem of a property. No 5 Malthouse Orchard, is a bright, modern, two bed, mid terrace house, presented in turnkey condition and is located a stone's throw from the heart of the charming village of Castlebellingham.

Accommodation comprises of entrance hall, kitchen/ dining room with tiled floors & shaker style units with tiled splash back. Sitting room with feature fireplace and patio doors leading to the private, enclosed garden There is also a wc located at ground floor level.

First Floor accommodation comprises of two generously proportioned bedrooms. A good sized, family bathroom completes the accommodation.

Castlebellingham is a busy village located just a 5 minute drive from M1 (Exit 15) and 15 minutes to Dundalk and Drogheda. No 5 Malthouse is an ideal setting for walkers with Seabank shore nearby and for the swimmers and water sports enthusiasts Blackrock and Salterstown beaches are just a 10 minute drive.

Viewing Strictly By Prior Appointment with sole selling agents DNG Duffy . Call reception or listed agent at 042-9351011 or email reception@dngduffy.ie- COVID SAFETY NOTICE Face coverings must be worn at all times.

Potential purchasers are specifically advised to verify the floor areas as part of their due diligence. Pictures/maps/dimensions are for illustration purposes only and potential purchasers should satisfy themselves of final finish and unit/land areas. Please note we have not tested any apparatus, fixtures, fittings, or services. All measurements are approximate and photographs provided for guidance only. The property is sold as seen and a purchaser is to satisfy themselves of same when bidding.

LOCATION

ACCOMMODATION

Entrance Hall 4.2m x 2.0m (13'9" x 6'7").

Sitting Room 4.1m x 5.2m (13'5" x 17'1").

Kitchen Dining Room 4.0m x 3.0m (13'1" x 9'10").





wc 1.0m x 1.5m (3'3" x 4'11").

Bedroom 1 3.3m x 5.7m (10'10" x 18'8").

Bedroom 2 2.8m x 5.3m (9'2" x 17'5").

Bathroom 2.0m x 3.3m (6'7" x 10'10").

KEY FEATURES

- Gas fired central heating
- Electric stove
- Alarm
- Double glazed windows and doors
- Enclosed rear garden
- Broadband installed
- 2km to M1 (Exit 15)
- Adjacent to shops, schools, local bus routes.



BER DETAILS

BER: C2

BER No: 114680473

Energy Performance Indicator: 190.35 kWh/m2/yr

ASKING PRICE

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FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

Paul Clarke
042 935 1011
reception@dngduffy.ie



PSL No. 2108

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