



For Sale By Private Treaty



33 Dublin Street, Dundalk, Louth

- GFCH
- Feature fireplace
- 10ft ceilings on ground floor
- Rear yard
- Town centre location
- Immediate access to transport links

BER D1 DNG Duffy T: 042 9351011

DOUGLAS NEWMAN GOOD
DNG

DUFFY

dngduffy.ie

LICENCE NUMBER 002108

Asking Price

BER DETAILS:

BER: D1

On Request

DESCRIPTION:

DNG Duffy bring to market this gem of a three bed terraced property in town centre location. Recently fully refurbished, this unique property offers prime location with modern living!

Upon entering you instantly get a great sense of home and space with its 10ft high ceilings. The accommodation briefly comprises of an entrance porch leading to an open plan living room and kitchen with exposed beams, high ceilings, wooden floors and feature fireplace. The kitchen is fully equipped and consists of all mod cons along with plenty of base and eye level units, feature "Belfast Sink" and stone facade finishing.

Upstairs on the first floor there are two double sized bedrooms, main bedroom en-suite and a newly tiled bathroom suite with bath and shower and wall mounted radiator. The third bedroom/study is located on the second floor along with skylight and excellent storage space.

The location is second to none with its vast selection of amenities right on your doorstep including numerous restaurants, shops, bars, schools and colleges which are only a stroll away. Commuters are very well catered for with several bus routes and train station in immediate proximity.

Once inside No 33. you will find a home that has been modernised, whilst retaining some of its original features with immense privacy to the rear.

ROOMS:

Entrance Hallway - Tiled floor	DSWC - Tiled floor	En Suite - Tiled floor	Bathroom - Tiled floor
Open Plan Kitchen/Living Room - Tiled floor	Main Bedroom - Wooden floor	Bedroom 2 - Wooden floor	Bedroom - Wooden floor

VIEWING: Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy. 66 Clanbrassil Street, Dundalk, Co. Louth, A91 HY99 - Market Street, Ardee, Co.Louth, A92 DAE2

CONTACT:

Keith Duffy MIPAV, REV, MMCEPI

DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth

T: 042 935 1011 - Email: keith@dngduffy.ie



DUFFY

LICENCE NUMBER 002108

dngduffy.ie

- Disclaimer: K Duffy Property Services Ltd t/a DNG Duffy for itself and as agent for the vendor or lessor (as appropriate) gives notice that:
- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
 - Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
 - All statements in these particulars are made on the without responsibility part of K Duffy Property Services Ltd t/a DNG Duffy or the vendor or lessor.
 - No statement in these particulars is to be relied upon as a statement or representation of fact.
 - Neither K Duffy Property Services Ltd t/a DNG Duffy nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
 - Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
 - Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
 - No assumption should be made in respect of parts of the property not shown in photographs.
 - Any areas, measurements or distances are only approximate.
 - Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.