



102 Castleland Court, Balbriggan, County Dublin

BER C2

No 102 is a 4 bed detached property and is one of only two detached dwellings in this estate.

Accommodation briefly comprises, entrance porch, spacious reception hall, downstairs cloakroom/utility, lounge, diningroom / kitchen, family room, 4 bedrooms with main en suite and family bathroom.

Outside there is an extra large rear garden with an extensive secluded paved area containing a large workshop.



PRICE: €335,000

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Accommodation

Lounge	4.78m x 4.64m	solid timber floor, feature fireplace, wired surround sound system, overlooking open green space
Kitchen / Dining room	7.83m x 4.47m	bright and spacious with high quality floor and wall tiles and tiled splashback, range of fitted wall & floor units, leading to adjoining second sitting room
Sitting Room / Diningroom		solid timber floor, skylight, TV point, consertine glazed & panel doors leading to rear decking area and garden
Bedroom 1	4.18m x 3.37m	with en suite, solid timber floor, built in wardrobes, TV point
En Suite	3.1m x 0.9m	tiled floor & walls, heated towel rack, wc, whb, thermostatic shower
Bedroom 2	3.79m x 3.15m	solid timber floor
Bedroom 3	3.15m x 2.79m	solid timber floor, built in wardrobes, TV point
Bedroom 4	3.03m x 2.37m	solid timber floor, built in wardrobes, TV point
Downstairs wc		fully plumbed
Bathroom	3.1m x 2.0m	tiled floor & walls, feature radiator, wc, whb, bath with thermostatic shower over
Workshop/Utility Room	6.6m x 9.4m	tiled roof, suitable for set up business, fully plumbed
Rear office	8.0m x 4.5m	



Some Features

- Solar Panels, GFCH
- Spacious garden to the front with private off street parking and side access
- Workshop suitable for small business
- Landscaped garden to the rear with decking area suitable for al fresco dining, feature pond and sun deck
- Quiet cul de sac location & Adjacent to large green area

Negotiator: Mary Halligan MIPAV, REV
Viewing: Strictly by appointment only
Price: €335,000
Size: 150 m²
BER: C2



For Sale By Private Treaty

BER No. 106437361

Energy Performance Indicator: 185.62 kWh/m²/yr