

## **For Sale By Private Treaty**



# 102 Castleland Court, Balbriggan, County Dublin



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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### 102 Castleland Court, Balbriggan, County Dublin

### **Accommodation**

Lounge 4.78m x 4.64m

Kitchen / Dining room 7.83m x 4.47m

Sitting Room / Diningroom

Bedroom 1 4.18m x 3.37m

En Suite 3.1m x 0.9m

 Bedroom 2
 3.79m x 3.15m

 Bedroom 3
 3.15m x 2.79m

 Bedroom 4
 3.03m x 2.37m

Downstairs wc

Bathroom 3.1m x 2.0m

Workshop/Utility Room 6.6m x 9.4m Rear office 8.0m x 4.5m solid timber floor, feature fireplace, wired surround sound system, overlooking open green space

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

solid timber floor, skylight, TV point, consertine glazed & panel doors leading to rear decking area and garden with en suite, solid timber floor, built in wardrobes, TV

point

tiled floor & walls, heated towel rack, wc, whb,

thermostatic shower

solid timber floor

solid timber floor, built in wardrobes, TV point solid timber floor, built in wardrobes, TV point

fully plumbed

tiled floor & walls, feature radiator, wc, whb, bath with

thermostatic shower over

tiled roof, suitable for set up business, fully plumbed





#### 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, REVViewing:Strictly by appointment only

Price: €335,000
Size: 150 m²
BER: BER: C2

These particulars are issued by O'Connor Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.



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BER No. 106437361

Energy Performance Indicator: 185.62 kWh/m²/yr

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