



## **13 Clonuske Rise, Balbriggan, Dublin**

**BER C3**

No 13 Clonuske Rise is a 2 bed semi detached property

Excellent decorative order throughout

Private sunny rear garden with coble locked area not overlooked

Clonuske Rise is a quiet residential location

Walking distance to schools, transport, sports clubs and all local amenities



**PRICE: €160,000**

**O'Connor Property Consultants**

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## 13 Clonuske Rise, Balbriggan, Dublin

### Accommodation

Entrance Hall		leading to sitting room, tiled floor
Sitting Room	5.43m x 4.2m	Bright and spacious with feature fireplace and gas fire, storage closet, wooden flooring
Kitchen/ Dining Room	4.71m x 4.2m	With a range of fitted wall & floor units and tiled splashback, tiled flooring, leading to rear garden
Utility Room	1.9m x 1.1m	fully plumbed, tiled flooring
Master Bedroom	4.2m x 3.5m	Large double room with built in wardrobes, wooden flooring
Bedroom 2	4.2m x 2.9m	Double room with built in wardrobes, wooden flooring
Bathroom	2.9m x 1.4m	tiled floor & walls, skylight, wc, whb, bath with Triton electric shower over
Attic		stira stairs access, part floor



### Some Features

- Alarm
- Quiet cul de sac location
- 2 designated parking spaces and ample visitor parking
- Garden Shed
- Walking distance to schools, transport, sports clubs and all local amenities

### Directions

Proceed north through Balbriggan on old N1 , pass Garda Station and take next left after pedestrian traffic lights onto Hamlet Lane, Take the second right into Clonuske onto Clonuske Green. Continue straight onto Clonuske rise, turn right at the end of the road. No 13 will be on the right

### Negotiator:

Mary Halligan MIPAV, REV

### Viewing:

Driving through Balbriggan continue to last set of traffic lights with Garda Station on your left . go through traffic lights and take next left just opposite Cardy Rock , continue along this road and 3rd turn right into Clonuske Green and the rise is straight ahead with

### Price:

€160,000

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**Size:** 80 m<sup>2</sup>  
**BER:** BER: C3  
BER No. 107822991  
Energy Performance Indicator: 214.38 kWh/m<sup>2</sup>/yr