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CUMISKY



**105 PINWOOD GREEN ROAD,
BALBRIGGAN, CO. DUBLIN.**

- 3 bed mid terrace house in excellent condition throughout
- New double glazed uPVC windows & Coal fired central heating
- Seaviews to rear & Large Enclosed rear garden which is not overlooked
 - Fully alarm & Close to Balbriggan town centre

FOR SALE

PRICE: €130,000

REA **CUMISKY**
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CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS



Disclaimer: These particulars are confidential and issued on the understanding that all negotiations will be conducted through this firm. Interested parties should satisfy themselves as to the accuracy of the particulars, which do not form part of any contract. No person in the employment of Cumisky Real Estate Alliance has any authority to make or give any warranty or representation regarding this property.

ACCOMMODATION

ENTRANCE HALL -

with laminate flooring, alarm pad, understairs storage & cupboard - plumbed for washing machine

LIVINGROOM -

(4.2m x 3.5m) recently repainted, open fire with back boiler and built in storage, TV/ Sky point.

KITCHEN/ DINING AREA -

(3.4m x 5.1m) with a range of fitted presses and worktops, tiled splashback, stainless steel sink unit, storage press and double glazed door to rear garden.



FIRST FLOOR

BEDROOM 1 -

(3.4m x 3.1m) Double with stunning sea views to the rear which has been recently painted and re-carpeted.

BEDROOM 2 -

(4.2m x 3.6m) Double with built in wardrobe to the front of the house which has been recently painted.

BEDROOM 3 -

(2.7m x 2.4m) Good single, recently painted.

MAIN BATHROOM -

with wc, whb, bath, part tiled behind bath & w.h.b, tiled shower cubicle with electric shower.

Gross Internal Measurement:

Aprox 83 Sq.M. (C. 895 Sq.Ft)

BER Certificate:

BER E1

OUTSIDE:

Enclosed spacious rear garden with sea views from upper level. Wall enclosed front garden with driveway.

DIRECTIONS:

Coming through Balbriggan main street, take the right turn after the Texaco garage follow that road and take the 4th right after Lidl, take next left and go through the small roundabout and up the hill, at the shop take the left turn and the property is at the end of this road.

TITLE:

We are advised that the title is Freehold.

PRICE:

Offers are invited in the region of **€130,000**

VIEWING:

Strictly by prior appointment with the sole selling agents

