

# REA

# O'BRIEN COLLINS



Town Centre Period Building – SPP for Private Residence  
(approx 203.6 sqm / 2,192 sq ft)

FOR SALE BY PRIVATE TREATY

10 Dublin Road  
Drogheda,  
Co Louth, A92 K6FA

Asking Price: €275,000

BER EXEMPT

## LOCATION

This property occupies a highly convenient location on Drogheda's Dublin Road within easy reach of all town centre amenities and directly across from Scotch Hall Shopping Centre. The town's mainline rail and bus stations are within a few minutes' walk whilst the M1 Motorway is within a 5 minutes' drive.

## DESCRIPTION

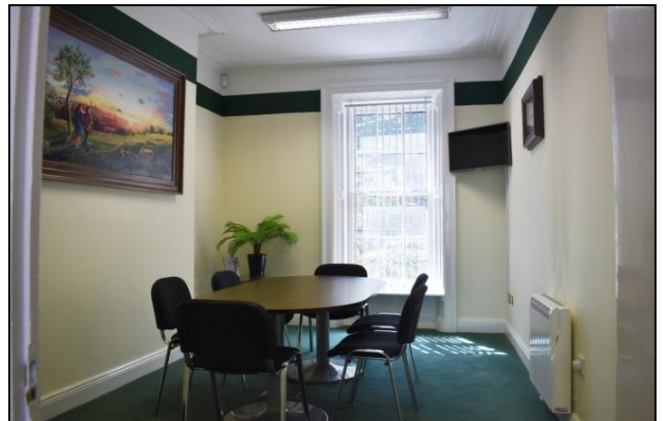
**FOR SALE subject to planning permission for a private residence.**

No 10 is a fine 3 storey over lower ground floor building (presently in office use). At upper ground floor level, two attractive rooms interconnect to provide reception room space. Features include decorative coving, recessed lighting and original marble fireplaces. At lower ground floor, there is an open plan front room which once had its own access from the Dublin Road. Toilet accommodation and an eat-in kitchen complete the accommodation at this level. A rear door leads to an enclosed courtyard which accesses a laneway running parallel to the Dublin Road. At first floor level, there is a large open plan room with views northwards over the town and an additional rear room. On the second floor, there are two addition rooms. There is potential to provide a bathroom at first floor return. Residential permit parking on Dublin Road / Mary Street will be available from the Council (subject to application).

Substantial refurbishment works were carried out in 2007/8 to include a new roof with insulation, re-wiring throughout, new basement floor, two new windows and new internal Georgian doors.



Upper Ground Floor Front Room



Upper Ground Floor Rear Room



Second Floor Front Room



## ACCOMMODATION

### GROUND FLOOR

Entrance Hall	5.21m x 1.41m
Front Room	5.03m x 3.87m
Arched interconnecting double doors to:	
Rear Room:	3.17m x 4.53m

### LOWER GROUND FLOOR

Open Plan Room:	5.1m x 4.68m
Toilet Accommodation	
Eat-in Kitchen:	3.26m x 2.11m
Kitchen:	1.84m x 2.95m
Door to enclosed rear yard	

### FIRST FLOOR

Large Front Room:	5.4m x 4.97m
Rear Room:	3.34m x 4.15m

### SECOND FLOOR

Front Room:	5.35m x 4.69m
Rear Room:	3.17m x 4.53m

**OVERALL FLOOR AREA: 203.6 SQM / 2,192 SQ FT**

## FEATURES

- Landmark period building in a high profile location.
- Attractive intact ornate features throughout.
- Bright dual aspect building.
- Proximity to town centre amenities.



**Eat-in Kitchen**



**First Floor Front Room**



## PRICE

Asking Price: €275,000

## VIEWING

Strictly by prior appointment with the sole selling agents

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## DIRECTIONS

Driving along the Dublin Road towards Drogheda town centre, No 10 is situated on the left hand side within the period terrace of buildings opposite the entrance to the car park of Scotch Hall Shopping Centre.

For more photos of this property please go to our website [WWW.REAOBRIENCOLLINS.IE](http://WWW.REAOBRIENCOLLINS.IE)

You can also view this property on [myhome.ie/commercial](http://myhome.ie/commercial), [daft.ie](http://daft.ie) and [realestateallainnce.ie](http://realestateallainnce.ie).

BER Exempt



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