



**16 Greenacres, Avenue  
Road, Dundalk, Co Louth**

**A91A2K3**

Asking Price: €195,000



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124.5

**BER D1**

DOUGLAS NICHOLSON  
**DNG**  
**DUFFY**

## DESCRIPTION

DNG Duffy are delighted to bring to market 16 Greenacres, Avenue Road, Dundalk. Always a very popular location, this well established development is adjacent to local shops and just a 15 minute walk to Dundalk town centre and DKIT. In addition, there is a regular bus service nearby and M1 access is a 5 minute drive (exit 16).

This deceptively spacious property is perfect for those looking for a convenient family home with 2 reception rooms, kitchen diner and enclosed garden with patio to the rear.

Features include: cobble lock drive with off street parking, double glazed windows and doors, gas fired central heating,

Accommodation: Entrance hall, sitting room, living room, kitchen diner, utility/storage room, integrated garage.  
First floor: 3 bedrooms and family bathroom.

Viewing Strictly By Prior Appointment with sole selling agents DNG Duffy . Call reception or listed agent at 042-9351011 or email [reception@dngduffy.ie](mailto:reception@dngduffy.ie)- COVID SAFETY NOTICE Face coverings must be worn at all times.

Potential purchasers are specifically advised to verify the floor areas as part of their due diligence. Pictures/maps/dimensions are for illustration purposes only and potential purchasers should satisfy themselves of final finish and unit/land areas. Please note we have not tested any apparatus, fixtures, fittings, or services. All measurements are approximate, and photographs provided for guidance only. The property is sold as seen and a purchaser is to satisfy themselves of same when bidding.

## LOCATION

### ACCOMMODATION

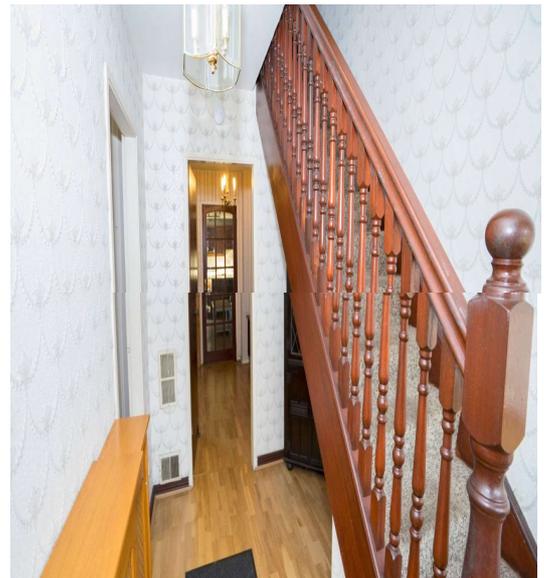
**Entrance Hall** 3.3m x 2.0m (10'10" x 6'7").

**Sitting Room** 3.8m x 3.9m (12'6" x 12'10").

**Living Room** 6.1m x 3.3m (20' x 10'10").

**Kitchen Dining Room** 6.9m x 3.6m (22'8" x 11'10").

**Utility Room** 3.0m x 4.1m (9'10" x 13'5").





**Garage** 4.6m x 3.1m (15'1" x 10'2").

**Master Bedroom** 3.4m x 3.8m (11'2" x 12'6").

**Bedroom 2** 4.1m x 2.9m (13'5" x 9'6").

**Bedroom 3** 3.2m x 2.4m (10'6" x 7'10").

**Bathroom** 1.9m x 2.1m (6'3" x 6'11").

### KEY FEATURES

- Gas fired central heating
- Gas fire in sittingroom
- Large enclosed garden
- Cobblelock drive with off street parking
- Double glazed windows



### BER DETAILS

BER: D1

BER No: 114649940

Energy Performance Indicator: 293.46 kWh/m2/yr

### ASKING PRICE

Asking Price: €195,000

## **FURTHER INFORMATION/VIEWING**

By appointment with the sole selling agent DNG. For further information please contact:

Paul Clarke  
042 935 1011  
reception@dngduffy.ie



PSL No. 2108

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