



**27 Ard Na Si, Lis Na Dara,
Carrick Road, Dundalk**

A91V304

Asking Price: €215,000



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107.0

BER B3

DOUGLAS NEWMAN GOOD
DNG

DUFFY

DESCRIPTION

New to the market with DNG Duffy is No 27 Ard na Si, Lis na Dara, Carrick Road, Dundalk. This terrific 3 bedroom duplex has been recently redecorated and is set in one of Dundalk's most popular developments. Its location is a key feature as it is close to shops, schools, creche, doctor's surgery and for the commuter, Dundalk Train Station is just a 5 minute walk. Features include: Double glazed windows and doors, gas fired central heating, alarm and enclosed balcony. In turn key condition this is a home waiting for its new owner to make it their own. Viewing is strongly recommended.

Accommodation: Entrance hall, sitting room, kitchen dining room, wc.

First Floor: Main bedroom ensuite with built in wardrobe, 2nd bedroom with built in wardrobe, 3rd bedroom and family bathroom partially tiled.

Viewing Strictly By Prior Appointment with sole selling agents DNG Duffy . Call reception or listed agent at 042-9351011 or email reception@dngduffy.ie

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

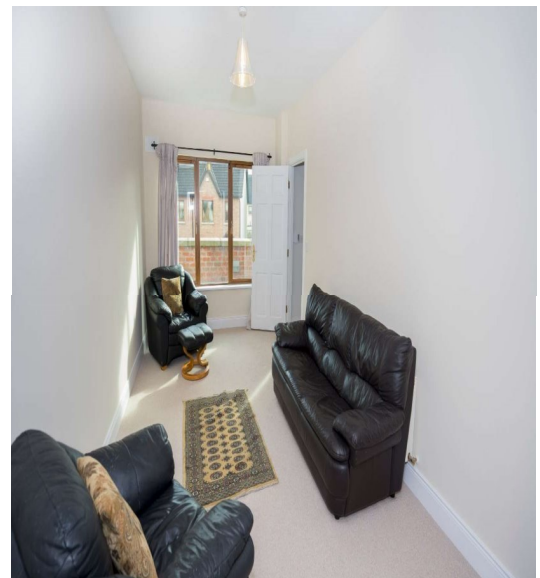
Entrance Hall 4.2m x 2.0m (13'9" x 6'7").

Living Room 3.2m x 6.0m (10'6" x 19'8").

Kitchen Dining Room 5.9m x 3.1m (19'4" x 10'2").

wc 2.0m x 2.1m (6'7" x 6'11").

Bedroom 1 3.3m x 4.2m (10'10" x 13'9").





Ensuite Bathroom 1.1m 2.3m (3'7" 7'7").

Bedroom 2 4.6m 2.7m (15'1" 8'10").

Bedroom 3 2.5m x 3.7m (8'2" x 12'2").

Bathroom 2.4m x 2.1m (7'10" x 6'11").

Landing 4.1m x 1.4m (13'5" x 4'7").

KEY FEATURES

- Alarmed
- Gas fired central heating
- Double glazed windows and doors
- Enclosed balcony
- Close to schools, shops and public transport.
- Recently refurbished.



BER DETAILS

BER: B3

BER No: 114678626

Energy Performance Indicator: 133.63 kWh/m²/yr

ASKING PRICE

Asking Price: €215,000

FURTHER INFORMATION/VIEWING

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

Keith Duffy
042 935 1011
reception@dngduffy.ie



PSL No. 2108

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