

FOR SALE

BY PRIVATE TREATY

**Apartment 2
The Laurels
Harbour Road
Balbriggan
Co. Dublin, K32C579**



Two Bedroom Apartment
c.56sq.m



Price: €225,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are proud to present this fantastic two-bedroom apartment to the market ideally situated in a small, secure and well managed apartment block next to Balbriggan's Harbour. Balbriggan is a thriving coastal town in North County Dublin with excellent road and rail links.

Internal living accommodation of c.56 sqm comprises of entrance hallway, 2 double bedrooms, large open plan living room/kitchen with access to a private balcony with harbour and sea views and a fully tiled bathroom with bath and shower. No. 2 comes to the market in excellent condition throughout and benefits harbour and coastal views, a south facing balcony, double glazed windows and a secure designated parking space. The parking for the apartment is located on the ground floor behind secure electronic gates.

This is a very convenient location walking distance of Balbriggan Town Centre, Balbriggan beach and harbour and adjacent the Balbriggan Train station. Balbriggan town centre offers a host of amenities and services which include exceptional schools, restaurants, bars, cafes, cinema etc Balbriggan is a perfect commuter town, only 37km north of Dublin city centre, and 20km south of Drogheda. This development is only minutes from the M1 and 20 minutes from Dublin Airport. Balbriggan is set to be transformed; its rejuvenation plan sets out an ambitious new vision shaped by the towns people. The total investment in physical, infrastructural improvements between 2020-2027 is currently projected at €54 – €57 million.

Viewing is highly recommended; Contact Ray Cooke Auctioneers for a viewing today!!

FEATURES

c. 56 sqm

BER D2

2 bed / 1 bath

Ground floor apartment

Secure designated parking

Electric storage central heating

Double glazed windows throughout

Adjacent to Town centre and train station

Adjacent to Balbriggan harbour with amazing sea views

Close to all local amenities and within walking distance to Beaches and restaurants

Town centre within minutes' walk

Easy access to M1 Motorway

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

5'2" x 11'0" (1.57m x 3.36m)

Laminate flooring with access to the living room/ kitchen, bathroom and bedrooms.

LIVING ROOM

11'9" x 12'1" (3.62m x 3.68m)

Laminate flooring with access to balcony.

KITCHEN

10'9" x 9'3" (3.31m x 2.84m)

Laminate flooring with fitted units.



BEDROOM 1

10'6" x 9'9" (3.24m x 3.01m)

Double bedroom with laminate flooring.

BEDROOM 2

10'8" x 7'1" (3.28m x 2.17m)

Double bedroom with laminate flooring.

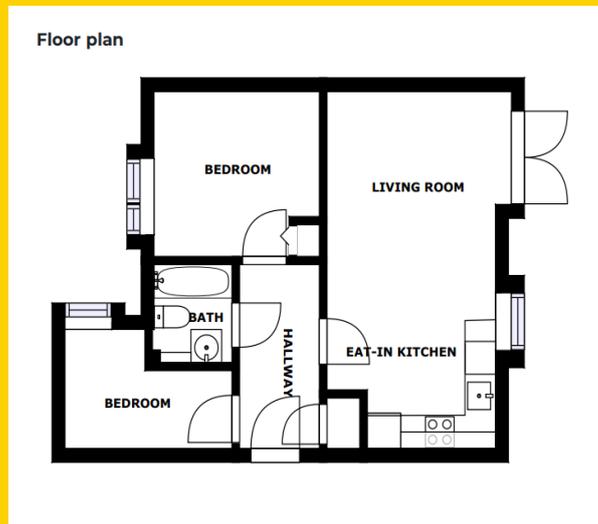


BATHROOM

5'1" x 5'9" (1.56m x 1.79m)

Tiled flooring with WC, WHB and bath with shower.





VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2021.