

REA | REAL ESTATE
ALLIANCE.IE

CUMISKY

FORMER RECTORY & NURSING HOME



TOTAL GROSS INTERNAL FLOOR AREA approx. 238 sq.m./2562 sq. ft.

**CHURCH STREET,
BALBRIGGAN, CO. DUBLIN**

This property, which comprises at least 20 bedrooms many of which are ensuite, offers an incredible opportunity to people in the leisure industry, health industry, bed & breakfast, hostel etc. to acquire a property that is substantially ready to go – though some modernisation and refurbishment is required.

FOR SALE

OFFERS INVITED IN THE REGION OF €295,000

REA CUMISKY
21 Drogheda Street,
Balbriggan, Co. Dublin

T: (01) 8413000
F: (01) 8415710

E: info@reacumisky.ie
W: www.reacumisky.ie

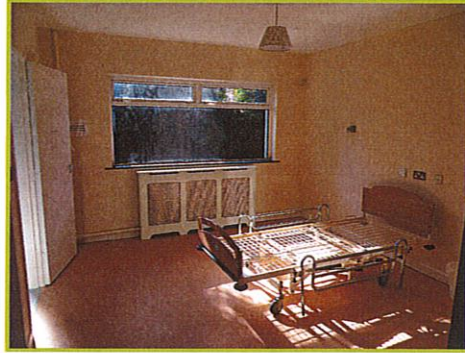
CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS



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

Please refer to accommodation – Note: all measurements are provided for information & assistance purposes, intending purchasers must satisfy themselves regarding floor areas.



GROSS INTERNAL AREA

Rectory House -	238 sq.m.	2562 sq.ft.
New Building -	<u>625 sq.m.</u>	<u>6730 sq.ft.</u>
TOTAL	1853 sq.m.	9292 sq.ft.

OUTSIDE

- Tarmacaddamed car parking area
- Recreation & circulation space
- Extensive frontage to Church Street & Hampton Street
- Separate entrances from Church Street & Hampton Street
- Separate entrances from Church Street & Hampton Street



BER CERT: TBA

TITLE: We are advised that the title is Freehold though this should be independently verified through your solicitor

PRICE: Offers are invited in the region of €295,000

VIEWING:
**RECOMMENDED & STRICTLY BY APPOINTMENT WITH THE
SOLE SELLING AGENTS – 01 8413000**

ACCOMMODATION

ORIGINAL HOUSE (FORMER RECTORY)

Basement Area

Store 1 (3.0m x 4.75m) return
Store 2 (4.35m x 4.0m)
Store 3 (4.47m x 3.87)
Store 4 (2.2m x 2.75m) door to rear garden

Ground Floor

Lounge (4.5m x 4.6m) with ramp to modern unit
Toilet with wc & whb
Room 19 (4.5m x 4.6m)
Room 19a (2.4m x 3.1m)
Room 20 (3m x 4.75m)

First Floor

Return (3m x 6.5m) with toilet & wet room
Room 21 (4.5m x 4.6m) + (3.1m x 2.45m)
Room 22 (4.6m x 4.5m) door to
Wet Room (3.1m x 2.4m)

Second Floor

Office 1 (4.55m x 4.65m)
Office 2 (4.55m x 4.65m)

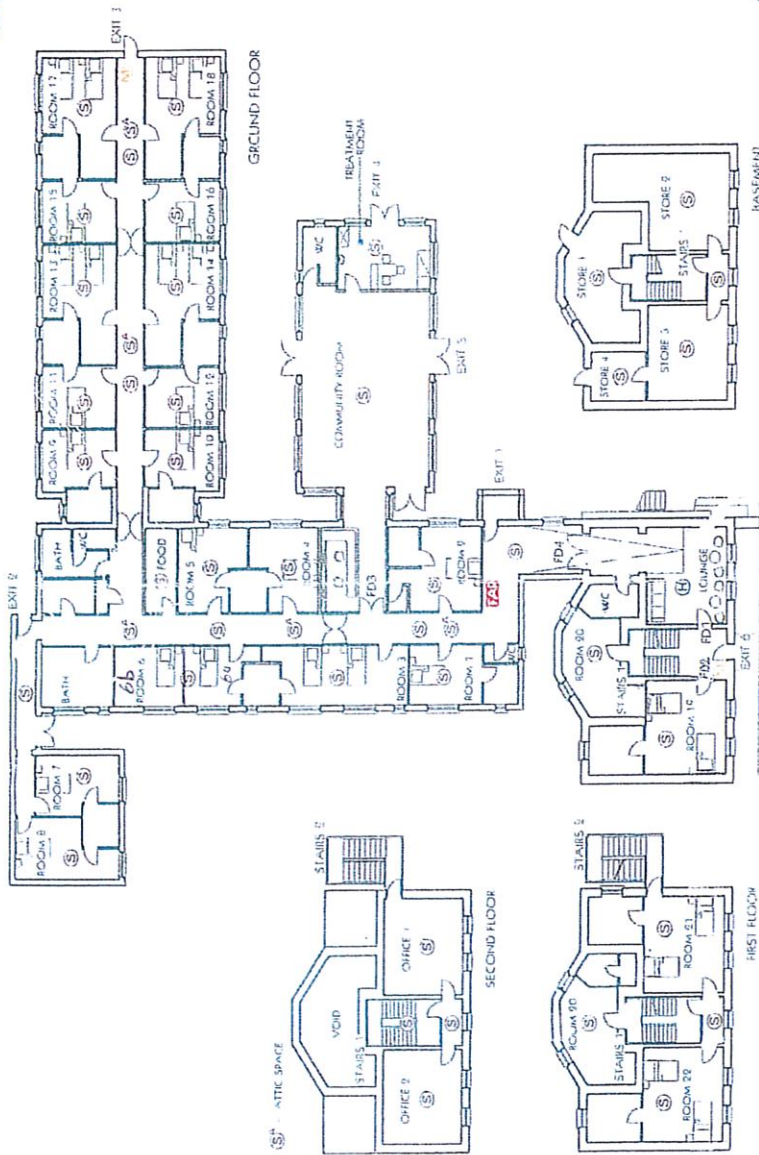
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MODERN ACCOMMODATION

Room 1 (6.27m x 3.2m) incl. wet room & wc
Room 2 (4.25m x 4.5m) measurement includes shared wet room
Room 3 (3m x 7.2m) shared wet room
Room 4 (4m max x 4.25m) shared wet room
Room 5 (4m max x 4.25m) shared wet room
Room 6a (3m x 5.83m) measurement includes wet room
Room 6b (3.3m x 5.7m) with whb
Bathroom (3m x 4.15m)
Kitchenette (4.25m x 1.8m)
Sluice (3m x 1.5m)
Bath & Wc not measured
Room 7 (4.85m max x 3m)
Room 8 (6.06m max x 2.95m)
Room 9 (4.3m x 3.1m) wet room (2.7m x 1.6m)
Room 10 (4.2m x 3.1m) wet room (2.7m x 1.6m)
Room 11 (4.3m x 3m) shared wet room
Room 12 (4.2m x 3m) shared wet room
Room 13 (4.3m x 5.9m max) shared wet room
Room 14 (4.2m x 5.9m max) shared wet room
Room 15 (4.3m x 3m) shared wet room
Room 16 (4.2m x 3m) shared wet room
Room 17 (4.3m x 5.9m max) shared wet room
Room 18 (4.2m x 5.9m max) shared wet room
Community Room Reception (4.25m x 3.5m)
Community Room (12.75m x 7.45m) incl. wc & treatment room

GROSS INTERNAL AREA approx. 625 sq. m / 6730 sq.ft.

FIRE ALARM SYSTEM



CHR/24/FAS
18 April 2011

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