

FOR SALE

BY PRIVATE TREATY

**Apartment 20
Clonuske Drive
Balbriggan
Co. Dublin
K32HY49**



Two Bedroom Apartment
c.65.03sq.m /700sq.ft



Price: €199,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAYCOOKEAUCTIONEERSaredelightedtointroduce No. 20 Clonuske Drive to the market ideally situated in Balbriggan. Balbriggan is a thriving coastal town in North County Dublin with excellent road and rail links.

Bright and spacious internal living accommodation of c. 700 sq.ft comprises of entrance hallway, living room, fully fitted kitchen off living room, 2 double bedrooms and a bathroom with bath and shower. No. 20 comes to the market in good condition throughout and boasts a private balcony with a sunny aspect, gas fired central heating and communal parking directly in front of the property.

This fantastic two bed apartment is situated in a much sought-after residential location off Hamlet Lane within walking distance of the town centre of Balbriggan. The M1 Motorway is just minutes' drive and bus and rail services are on your doorstep.

Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

FEATURES

c. 700 sq.ft

BER C1

Two double bedrooms

Private balcony with sunny aspect

Double glazed windows throughout

Modern development which is close to all Local Amenities

Town centre within minutes' walk

Excellent road and rail transport

Easy access to M1 Motorway

Viewing highly advised!



ACCOMMODATION



HALLWAY

15'7" x 3'2" (4.8m x 1.0m)

Laminate flooring with carpet to stairs.

LIVING ROOM /KITCHEN

Living Room 16'0" x 17'7" (4.9m x 5.4m)

Laminate flooring with access to balcony.

Kitchen 6'5" x 9'8" (2.0m x 3.0m)

Kitchen off living room area with tiled flooring, tiled splashback and fitted units.



BEDROOM 1

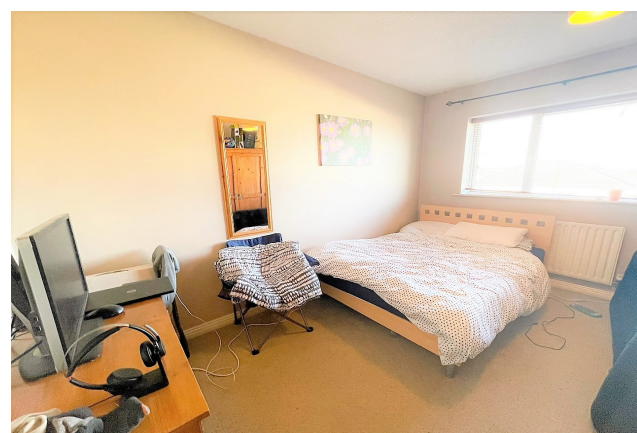
12'4" x 10'4" (3.8m x 3.2m)

Double bedroom with carpet to floor.

BEDROOM 2

8'5" x 7'8" (2.6m x 2.4m)

Double bedroom with carpet to floor.

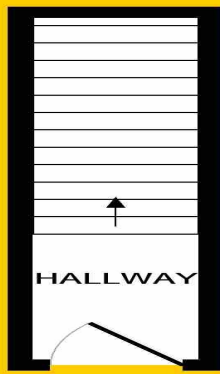


BATHROOM

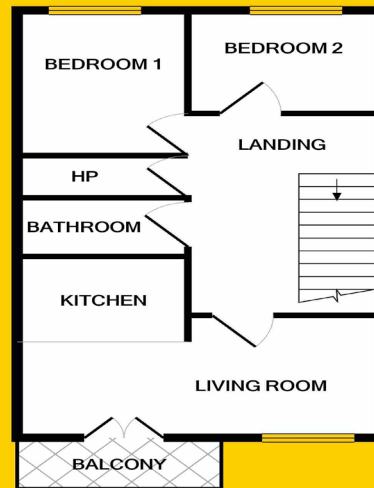
6'8" x 10'4" (2.1m x 3.2m)

Tiled flooring with WC, WHB and bath with shower.





GROUND FLOOR



1ST FLOOR

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

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

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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



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