



## **22 Hastings Lawn, Balbriggan, County Dublin**

No 22 Hastings Lawn extends to approx 96 sq metres and has very bright and light filled interior throughout.

Accommodation briefly comprises entrance hall, Livingroom with solid wood flooring , diningroom with double doors leading to large south facing rear garden ample space to develop, high end kitchen with a range of fully fitted wall & floor units, 3 bedrooms with master en suite & family bathroom.



**PRICE: €195,000**

**O'Connor Property Consultants**

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### Accommodation

Sitting Room	5.78m x 3.42m	Bright & spacious solid wood flooring Large Diningroom area leading to South facing rear garden with porcelain tiled flooring
Kitchen / Dining Room	3.83m x 4.68m	
Bedroom 1	2.8m x 4.23m	Fitted slide wardrobes, carpet wc, whb, shower, tiled carpet, t.v. point carpet
En suite	1.8m x 1.27m	
Bedroom 2	2.11m x 3.19m	
Bedroom 3	3.1m x 2.6m	wc, whb, tiled bath surround Tiled
Bathroom	1.8m x 1.9m	
Downstairs w c	1.0m x 1.5m	Bright and spacious with porcelain tiles, large feature landing window
Hall		



### Some Features

- Extra large South facing rear garden, not overlooked and Side entrance
- Attractive brick facade & Large feature landing window
- Ample parking
- Shuttle local bus service to Balbriggan town centre
- Excellent road and rail transport & Easy access to the M1 motorway

<b>Negotiator:</b>	Mary Halligan MIPAV, REV
<b>Viewing:</b>	Strictly by appointment
<b>Price:</b>	€195,000
<b>Size:</b>	96 m <sup>2</sup>
<b>BER:</b>	BER: BER No. XXX Energy Performance Indicator: XXX kWh/m <sup>2</sup> /yr