

REA

CUMISKY



FOR SALE BY PRIVATE TREATY

13 HAMPTON WOODS,

BALBRIGGAN, CO.DUBLIN.

- Spacious 3 Bed end trc. house
- Feature decking with railings
 - Not overlooked to rear
- Front Parking bays & West facing rear garden
- Much Sought After, cul de sac Development & Close to all Local Amenities

PRICE: €210,000

REA CUMISKY

21 Drogheda Street,
Balbriggan, Co. Dublin

17 North Street,
Swords, Co. Dublin

T: (01) 8413000
E: info@reacumisky.ie
W: www.reacumisky.ie

AUCTIONEERS • VALUERS • PROPERTY CONSULTANTS & MANAGERS



Licence No: 2340

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.

No.13 Hampton Wood has been well maintained and recently repainted. The property is presented in good condition throughout with large living space throughout the down stairs and is located in a popular quiet development off The Harry Reynold road. Accommodation consists of large Livingroom with bay window, kitchen cum dining room with sliding doors to rear extension, upstairs there are three bedrooms with one master en-suite, main bathroom, also staircase to the attic conversion with large room and ensuite bathroom.

The property is close to Balbriggan Town Centre with a wide range of amenities, excellent shopping facilities and a good public transport infrastructure including Dublin Bus, Bus Eireann and Suburban Rail access to Dublin City Centre (c. 45mins).

ACCOMMODATION

HALLWAY - with wooden flooring, guest wc with storage cupboards

LIVINGROOM - with feature black fireplace with marble hearth and hardwood surround, bay window, Archway to -

KITCHEN CUM DININGROOM - (6.8m x 4.3m) with tiled floor, newly fitted (c.2015) cream Shaker units and worktops, tiled splashback, plumbed for dishwasher, sliding doors to rear extension.



FIRST FLOOR

LANDING - with hot-press – staircase to attic

MASTER SUITE - (5.18m x 4.4m) Spanning the width of the house, this extremely large master bedroom has bay window ideal for vanity unit, extensive built in wardrobes, TV point and door into –

ENSUITE - with w.c., w.h.b., fully tiled, shower cubicle with electric shower with screen

BEDROOM 2 - (2.7m x 3.9m) double bedroom with built-in wardrobes

BEDROOM 3 – (2.8m x 2.5m) Single room to rear of the property.

MAIN BATHROOM - with w.c, w.h.b., bath, fully tiled, half tiled walls.



GROSS INTERNAL MEASUREMENT – c. 101SQ.M. (c. 1,080 SQ.FT.).

OUTSIDE: Side access to rear and side garden with wooden shed and feature decking area.

TITLE: We are advised the title is Freehold.

PRICE: **€210,000**