

For Sale By Private Treaty



112 Clonard Court, Balbriggan, County Dublin



No 112 Clonard Court comes to the market in need of modernisation

Clonard Court is well positioned within this much sought after mature residential development

2 bed semi-detached bungalow extending to approx 50 sq m

Private south facing sunny rear garden not overlooked

Ideal home for any discerning purchaser PRICE: €135,000



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Accommodation

Kitchen 3.72m x 2.53m Tiled floor

Sitting Room 4.19m x 3.28m Feature open fire, fully carpeted

Master Bedroom4.18m x 2.8mFully carpetedBedroom 23.72m x 2.2mFully carpeted

Bathroom 2.18m x 1.78m Bath with shower over, wc, whb, tiled walls





Some Features

- OFCH
- Mature Residential location

- South facing rear garden
- Within minutes of all local amenities
- Walking distance from the train station

Directions

Driving through Balbriggan take first turn left after De Bruin Pub travel along this road and take next left hand turn into Clonard Court and property is on right hand side

Negotiator: Mary Halligan MIPAV, REV **Viewing:** Strictly by appointment

 Price:
 €135,000

 Size:
 50 m²

 BER:
 BER: G

BER No. 107694606

Energy Performance Indicator: 638.03 kWh/m²/yr

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