

# REA

# GUNNE PROPERTY



Family Home / Investment Opportunity – Tenant in situ

**FOR SALE BY PRIVATE TREATY**

95 Doolargy Avenue  
Muirhevnamor  
Dundalk  
County Louth

**Asking €95,000**

BER D2



## LOCATION

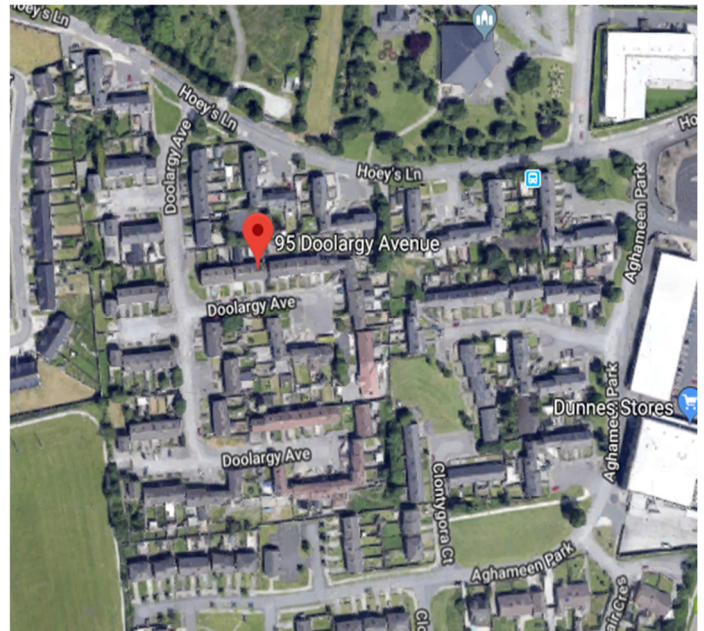
Situated in a highly convenient location, close to a wide range of local amenities to include shops, schools, church, a large supermarket and Dundalk Retail Park. There are also several sporting and leisure facilities close by. The Dundalk Institute of Technology is within walking distance and access to the M1 Motorway is just a short drive away.

## DESCRIPTION

Three bed end of terrace property in need of upgrading. Accommodation comprises: Entrance hall, living room, kitchen cum dining room, 3 bedrooms and family bathroom. Concrete shed. Gas central heating, double glazed windows, off street parking to front and enclosed yard to rear. Total floor area: 80.24 sq.m / 863.70 sq.ft



KITCHEN CUM DINING AREA



## ACCOMMODATION

Entrance Hall	4.211 m x 1.871 m.
Sitting Room	4.234 m. x 3.427 m.
Kitchen/Dining	2.576 m. x 5.398 m.
Bedroom 1	2.483 m. x 2.884 m.
Bedroom 2	3.390 m. x 4.009 m.
Bedroom 3	3.412 m. x 3.596 m.
Bathroom	1.895 m. x 2.001 m.

## VIEWING

Strictly by appointment with the sole Agents.

**Contact Negotiator:**

**Maura Gunne, MRICS, MSCSI**

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### Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.