



For Sale By Private Treaty

168 Point Road, Dundalk, Louth

- Oil fired central heating
- Site area c.0.37 acres
- Large rear south facing garden with a putting green
- Parquet flooring
- Hard wood double glazed windows
- Spacious accommodation

DNG Duffy
T: 042 9351011



DOUGLAS NEWMAN GOOD
DNG

DUFFY

LICENCE NUMBER 002108

Asking Price

On Request

BER DETAILS:

BER: D1

BER No. 110039054

Energy Performance Indicator: 47.59 kWh/m²/yr

DESCRIPTION:

A very fine and most impressive family home enjoying an enviable setting along arguably one of the best roads in Dundalk, being only a ten minute walk from the heart of the town. This magnificent four bedroom property, briefly comprising of a wide and long entrance hall opening into magnificent reception rooms. These rooms offer private office space that can become a den also, having the scope to home both. Following through to the rear of the property is the kitchen/breakfast room and dining area where both open out into the south facing rear garden.

This is rare opportunity to find a c.352 sq. m (c.3,787.52 sq.ft.) property of light filled accommodation in elegant proportions, set amidst wonderful mature gardens of approximately 0.37 acre. The front of the property offers parking on a stoned drive enough to suffice and perfect southern orientated gardens to the rear, this is truly a home of distinction with its own putting green! Sure every home should have one! A very private setting located close to a bird sanctuary on the Navy Bank walk.

Accommodation: Entrance hall, 2 reception rooms, large open plan kitchen, dining room/sunroom, utility room, downstairs w.c., four bedrooms, two en-suite, and a family bathroom.

Number 168 Point Road offers quality, style and is very conveniently located on the doorstep to a selection of schools, bars, restaurants & Dundalk town centre. Viewing highly recommended by appointment only.

DIRECTIONS:

Travelling South from Dundalk Inner Relief road with the Dundalk Stadium on your left hand side, continue to the first set of traffic lights and turn left. Continue straight for 2 kilometre and the property is located on the right hand side.

VIEWING: Viewing by prior appointment with sole selling agent DNG Duffy.

CONTACT:

Keith Duffy MIPAV, MCEI, MIPFMA

DNG Duffy

66 Clanbrassil Street, Dundalk, Co. Louth

T: 042 9351011

Email: keith@dngduffy.ie

dngduffy.ie

DONIGLAS NEWMAN GROUP
DNG

DUFFY

LICENCE NUMBER 002108

Disclaimer: K Duffy Property Services Ltd t/a DNG Duffy for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- All statements in these particulars are made on the without responsibility part of K Duffy Property Services Ltd t/a DNG Duffy or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither K Duffy Property Services Ltd t/a DNG Duffy nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.