



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:

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