



86 Hampton Cove, Balbriggan, County Dublin

No 86 is a perfectly positioned 4 bed property on the seafront with unrestricted panoramic views

Hampton Cove is a much sought after mature residential seaside location situated on the outskirts of Balbriggan town towards Skerries

Over the ground floor attached garage there is a large sunroom at 1st floor with curtain glazing on two sides opening to the sea

Private landscaped rear garden



PRICE: €360,000

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Accommodation

Entrance Hall		with under stairs cloak room
Sitting Room	8.4m x 3.46m	Bright and spacious with feature fireplace, fully carpeted, dining area
Kitchen / Dining Room	3.86m x 3.08m	with a range of fitted wall and floor units with tiled splashback
Utility Room	3.86m x 2.39m	large room, fully plumbed
Downstairs WC		wc, whb
Master Bedroom	4.22m x 3.17m	Large double room with built in wardrobes, fully carpeted
Bedroom 2	3.67m x 3.17m	Double room with built in wardrobes, fully carpeted
Bedroom 3	3.05m x 2.19m	Double room, fully carpeted
Bedroom 4	3.08m x 2.73m	Double room with built in wardrobes, fully carpeted
Bathroom	2.1m x 1.85m	Shower, wc, whb, tiled floor and walls, heated towel rack
Upstairs Sitting Room / Sun Room		with sea views, glazed walls, solid wood floor,
Garage	4.54m x 2.39m	



Some Features

- Panoramic sea views
- Cobble lock driveway
- GFCH
- Side access
- Minutes from the sandy beaches at Balbriggan and all local amenities

Directions

Driving through Balbriggan from the South, pass the Church on right hand side, continue along this road and take next right hand turn opposite the Credit Union, travel past Lidl Supermarket on the right hand side and continue to the County Bridge, take immediate right onto the Skerries Road, and take 2nd turn left into Hampton Cove. Travel straight ahead towards the sea, No 86 is the last house on the right.

Services

These particulars are issued by O'Connor Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

Negotiator: Mary Halligan MIPAV, REV
Viewing: Strictly by appointment only
Price: €360,000
Size: 143 m²
BER: BER:
BER No. XXX
Energy Performance Indicator: XXX kWh/m²/yr