

73 MOOREHALL RISE, ARDEE, LOUTH **A92 P2T2**



BER: B3 BER No.: 112877915
Energy Performace Indicator: 142.3 kWh/m²/yr



DOUGLAS NIMMAN COOP
DNG
DUFFY
LICENCE NUMBER 002108

Asking Price

On Request

DESCRIPTION:

DNG Duffy are delighted to bring to market 73 Moorehall Rise, Ardee. This turn key property is an opportunity to acquire a spacious and tastefully decorated family home. It offers a host of features including cobble lock driveway with parking for 3/4 cars, attractive porch, large low maintenance enclosed rear garden ideal for children. This home has been well maintained and tastefully decorated throughout.

Accommodation includes: Entrance hall, sitting room with wooden floors, feature fireplace and attractive bay window, kitchen/diner with modern fitted units all of which are fitted in the adjoining utility room with downstairs wc and sink. Upstairs are 3 spacious bedrooms, main ensuite and a fully tiled family bathroom with large shower, bath, sink and wc.

Ardee is a busy historical mid Louth town and is situated just a few minutes drive to the M1 with an excellent bus service to Dublin. It has a wide range of amenities including schools, creches, shopping and restaurants. This home offers the growing family lots of space and comfort. Viewing is strongly advised.

ROOMS:

Entrance hall - 5.5m x 2.0m Sitting Room - 5.1m x 4.5m Kitchen/ dining room - 5.0m x 4.5m Utility room - 2.9m x 2.0m Bathroom - 2.0m x 1.2m Master bedroom - 5.0m x 4.5m Bedroom 1 - 4.3m x 3.5m Bedroom 2 - 3.7m x 3.0m Bathroom - 2.6m x 2.4m

FEATURES:

Alarm
D/G Windows & Doors
CCTV System
On Site Parking
7KMs from M1
Fibre Broadband

VIEWING: Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy. 66 Clanbrassil Street, Dundalk, Co. Louth, A91 HY99 - Market Street, Ardee, Co. Louth, A92 DAE2

CONTACT:

Keith Duffy MIPAV, REV, MMCEPI
DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth
T: 042 935 1011 - Email: keith@dngduffy.ie



DUFFY

LICENCE NUMBER 002108

dngduffy.ie

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.