

# REA

# O'BRIEN COLLINS



Beautiful light filled and spacious two bedroom apartment (approx. 80sqm) in popular and convenient location.

FOR SALE BY PRIVATE TREATY

5A Flaxmill Court  
Flaxmill Lane  
Drogheda  
Co Louth A92 PY63

Asking Price €190,000



## DESCRIPTION

One of the nicest apartments to come to the market in some time, No 5A Flaxmill Court is situated on the second floor (lift available) with lovely southerly aspect over green area and The Glen.

The light streams in to all the living areas, including the two generous sized double bedrooms, and the kitchen, which boasts modern cream coloured high gloss units is equipped with appliances. There is a quality laminated floor throughout and both kitchen and bathrooms have tiled splashback and surrounds.

Built in wardrobes feature in both bedrooms and there is extra storage in both linen cupboard and hotpress.

Viewing is highly recommended.

## LOCATION

Situated on the north side of Drogheda town within strolling distance of the Lourdes Hospital and conveniently located for both primary and secondary schools, the town centre is within a 15 minute walk and access to the M1 is a 5 minute drive to J10 interchange.





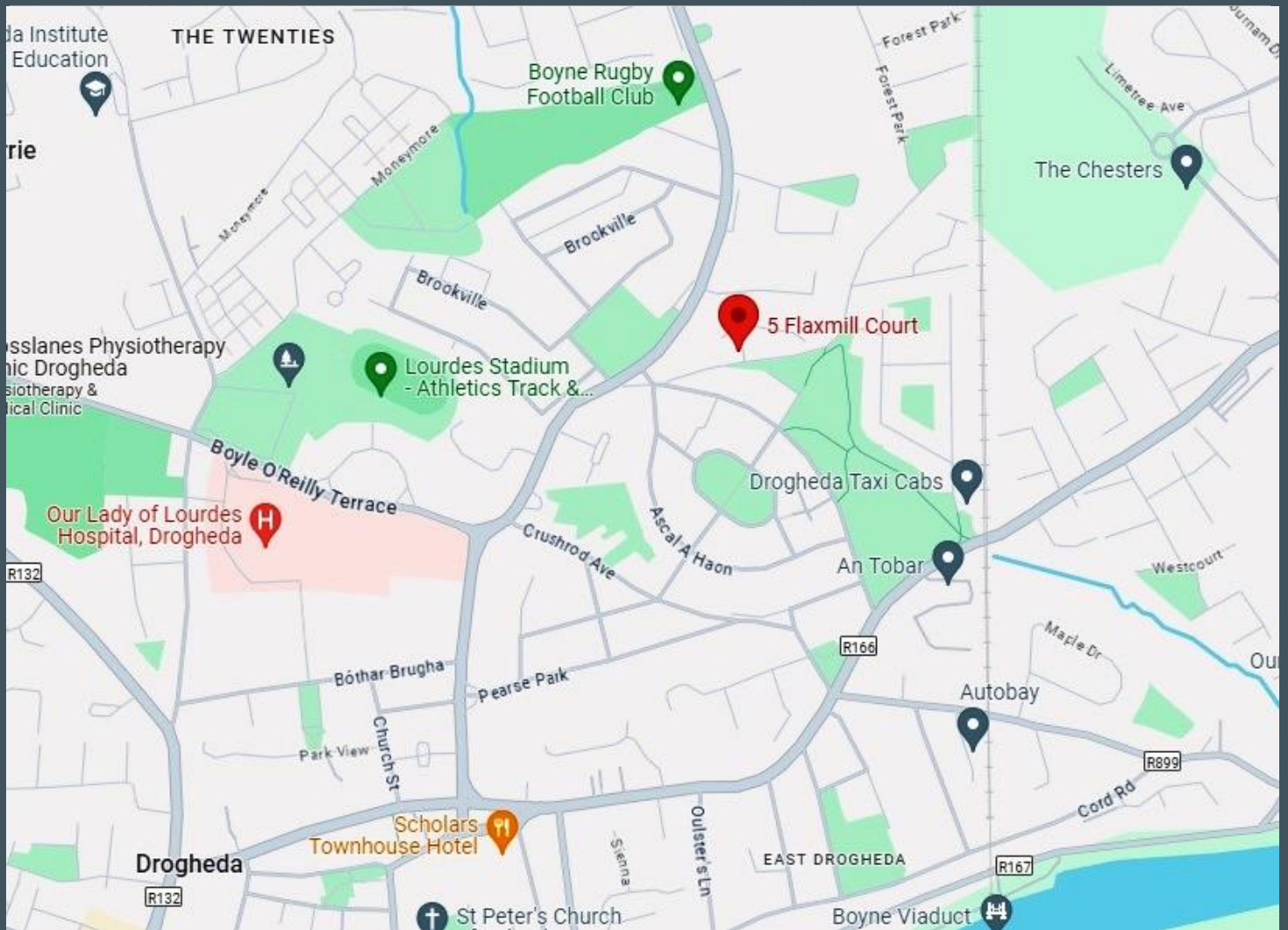
## FEATURES

- Bright light filled apartment.
  - Presented in walk in condition.
  - Two generous double bedrooms with built in wardrobes.
  - Open plan kitchen, living/dining room.
  - Designated car space.
- Services:
- Mains gas heating
  - Lift access
  - BER B3
  - Management fees €1,500 pa

## ACCOMMODATION

- Entrance hall: Laminated floor.
- Open plan living area 5.6m x 4.5m  
Three windows facing south.  
Laminated floor. Quality kitchen fit;out.
- Bedroom 1: 4.45m x 2.68m. Built in wardrobe.
- Bedroom 2: 3.27m x 2.78m Built in wardrobe.
- En-suite shower room.
- Bathroom: 2.05m x 1.97 m.





## PRICE

Asking Price €190,000

## VIEWING

By appointment

Contact the office at

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[www.realestatealliance.ie](http://www.realestatealliance.ie)

## DIRECTIONS

From the Ballymakenny Road, turn right opposite Brookville and immediately left into Flaxmill Lane. Flaxmill Court is on the left. Turn in to the development and Block A is first on right.

For more photos of this property please go to our website [WWW.REAOBRIENCOLLINS.IE](http://WWW.REAOBRIENCOLLINS.IE)

You can also view this property at  
[WWW.MYHOME.IE](http://WWW.MYHOME.IE)  
[WWW.DAFT.IE](http://WWW.DAFT.IE)

Walk through video: <https://youtu.be/aZJ0aDJ2Nxx>



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