

ROOMS:

Living Room - 4.8m x 4.6m

Kitchen/Diner - 6.4m x 4.8m

Utility Room - 3.0m x 2.3m

Hallway - 7.1m x 6.1m

Study - 3.5m x 2.4m

Playroom - 5.5m x 3.6m

Master Bedroom - 4.9m x 4.8m

Ensuite - 3.1m x 1.5m

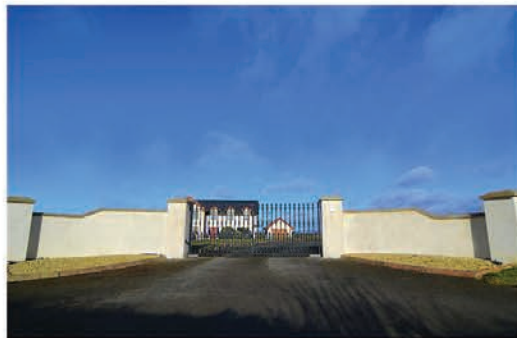
Bedroom 1 - 4.8m x 4.0m

Bedroom 2 - 4.1m x 3.5m

Bedroom 3 - 5.5m x 3.6m

Bathroom - 3.0m x 2.3m

Landing - 7.1m x 5.8m



For Sale By Private Treaty

Wottonstown Lane, Station Road,
Castlebellingham, Louth

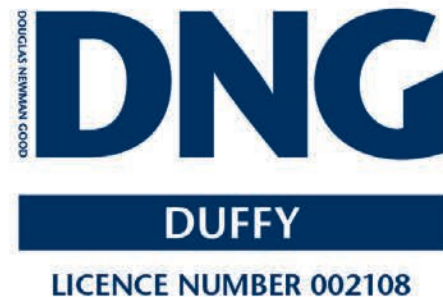
- Located near Kilsaran National School
- Oil fired central heating
- M1 motorways with a minutes drive
- Detached garage
- Electric gates
- Large site measuring 0.75 acres

VIEWING: Viewing is strongly recommended by prior appointment with sole selling agents
DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth. T: 042 935 10 11.

CONTACT:

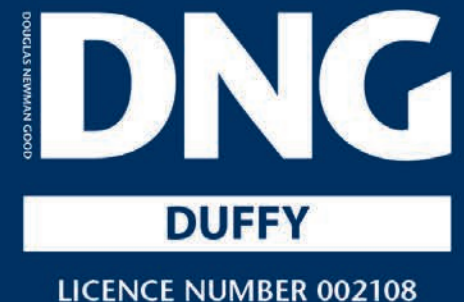
Keith Duffy MIPAV, REV, MMCEPI,
DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth
T: 042 9351011 - Email: keith@dngduffy.ie

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.

DNG Duffy
T: 042 9351011





DNG Duffy proudly offer to market this well designed and constructed property with generous offering of space in each room that enables a relaxed open arrangement of furniture. So whatever your taste, classic or minimal this home will compliment the way you live. It has been exceptionally well maintained and cared for over the years.

This property's accommodation comprising of a spacious hall, kitchen/utility, one large family room, a living room, study and small bathroom. Upstairs there are four bedrooms, 1 with ensuite and a main bathroom. Situated only 5 minutes from the M1 and 10 minutes from the centre of Dundalk and Clarke Train Station. You have all the benefits of country life yet close enough to have all the convenience of Dundalk town a short distance away. Set in a beautiful rural area and enjoying peaceful views over rolling countryside.

Viewing highly recommended by appointment only.

DIRECTIONS:

Leaving Dundalk get on M1 from R171, follow M1 for approx 10 minutes to Station Road/R166. Take exit 15 from M1, drive to Station Road, continue on R166 and the property will be identified with a DNG sign board.

Asking Price
On Request

BER DETAILS:

BER: B3
BER No. 102370556
Energy Performance Indicator: 149.82 kWh/m²/yr

