

REA | REAL ESTATE
ALLIANCE.IE

CUMISKY

Meticulously maintained, spacious & very well presented family home



**13 CHAPEL GATE, Naul Road,
BALBRIGGAN, CO. DUBLIN.**

- 4 bed demi-detached house • Enclosed front garden with parking
- Master bedroom ensuite • Minutes walk to town centre & train station
- Close to all local amenities including schools

FOR SALE

Price: €249,000

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CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS



Disclaimer: These particulars are confidential and issued on the understanding that all negotiations will be conducted through this firm. Interested parties should satisfy themselves as to the accuracy of the particulars, which do not form part of any contract. No person in the employment of Cumisky Real Estate Alliance has any authority to make or give any warranty or representation regarding this property.

ACCOMMODATION

- ENTRANCE HALL -** with alarm pad, radiator cover, American oak flooring, phone point, ceiling coving.
- GUEST W.C. -** plumbed for wc. & w.h.b. with tiled splashback.
- LIVINGROOM -** (4.35m x 4.75m) with oak flooring, TV point, feature fireplace, ceiling coving, bay window & double doors to: -
- DININGROOM -** (3.3m x 3.8m) with ceiling coving and sliding door to rear garden.
- KITCHEN -** (4.9m x 2.9m) with good range of built-in kitchen units and worktops, display cabinet, built-in cooker, hob & extractor fan, tiled walls & floor, door to garden, ?? light system.
- UTILITY -** (1.05m x 1.9) plumbed for washing machine, worktop, tiled floor, boiler with timing clock.



FIRST FLOOR

- LANDING -** with hotpress with dual immersion.
- BEDROOM 1 -** (3.7m x 3.7m) with good range of built-in wardrobes & presses, TV point, door into -
Ensuite – with w.c., w.h.b., shower cubicle, tiled walls & floor, heated towel rail.
- BEDROOM 2 -** (3.3m x 3m) with built-in wardrobes.
- BEDROOM 3 -** (3.3m x 2.3m) double room
- BEDROOM 4 -** (2.7m x 2.4m) with built-in wardrobes & shelves.
- BATHROOM -** with wc, whb, bath, tiled floor & walls.



OUTSIDE: Wall enclosed rear garden with patio area, timber shed, oil tank. Pedestrian walkway with gate to front garden. Wall enclosed front garden with off street parking.

TITLE: We are advised the title is Freehold.

PRICE: €249,000.

VIEWING Strictly by appointment with the sole selling agents Ph: 01 8413000

