

**REA** | REAL ESTATE  
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**CUMISKY**

**2 bed First floor/Own door apt. with Excellent attic Conversion**



**16 OAKLEIGH,  
OFF DROGHEDA STREET,  
BALBRIGGAN, CO. DUBLIN.**

- 2 Double bedrooms • Double Glazed PVC Windows
- Ample Parking to front • Town Centre Location • Gated Cul De Sac Development
- Superbly maintained and extremely well presented throughout.

**FOR SALE**

**PRICE : €135,000**

**REA CUMISKY**  
21 Drogheda Street,  
Balbriggan, Co. Dublin

T: (01) 8413000  
F: (01) 8415710

E: [info@reacumisky.ie](mailto:info@reacumisky.ie)  
W: [www.reacumisky.ie](http://www.reacumisky.ie)

**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.

The property is within walking distance to Balbriggan town centre with all its amenities and the new Millfield Shopping Centre. Balbriggan has an excellent public transport infrastructure with Dublin Bus, Bus Eireann and Suburban Rail access to Dublin City Centre (c. 45mins.)

**ACCOMMODATION**

Livingroom/Kitchen- (5.5m x 5.6m) kitchen area with good range of built-in presses, plumbed for washing machine and built in hob & oven. Living room with fireplace with open fire, laminate flooring & sliding door to balcony.



- Bathroom - (1.8m x 1.9m) with w.c., w.h.b., bath, tiled walls and electric shower and heater.
- Bedroom 1 - (3.78m x 3.5m) with built in wardrobes.
- Bedroom 2 - (3.9m x 3.1m) with built in wardrobe
- Attic Shower room with wc, whb and shower cubicle, tiled flooring
- Attic bedroom double room with 2 large velux windows, eave storage

**GROSS INTERNAL MEASUREMENT – c. 82sqm (c. 882sq.ft.)**

OUTSIDE: Communal garden to front and rear of apartment  
Private balcony off livingroom  
Communal Parking spaces to front of block

SERVICE CHARGE: c. €750 per annum

TITLE: We are advised the title is Leasehold.

**PRICE: €135,000**

