



For Sale By Private Treaty

8 Rampart Mill, The Ramparts, Dundalk, Louth

- Private parking
- 2 double bedrooms
- Gated entrance
- Storage heating
- Open fire
- Ground floor location
- Desirable location

DNG Duffy
T: 042 9351011

DOUGLAS NEWMAN GOOD
DNG

DUFFY

LICENCE NUMBER 002108

8 Rampart Mill, The Ramparts, Dundalk, Louth

Asking Price

On Request

DESCRIPTION:

DNG Duffy offer to market No.8 a ground floor apartment comprising of a hallway, kitchen living area, 2 bedrooms, main bed ensuite and a bathroom.

Rampart Mill is located on the Rampart Road which is located near Vodafone, the Marshes shopping centre and the new Tesco store. Town centre and M1 motorway are within easy reach. This ground floor property is accessed by a private gated car park . The complex has 28 units and commands a high desirability within the letting market.

Priced to sell this is a worthwhile investment or maintenance free home.

ROOMS:

Hallway - 5.51m x 2.37m
Kitchen - 2.01m x 3.1m
Living Area - 4.22m x 5.98m
Bathroom - 4.15m x 2.71m
Bedroom 1 - 2.71m x 4.15m
Ensuite - 2.37m x 1.27m
Bedroom 2 - 3.08m x 2.78m

DIRECTIONS:

Located midway on the Rampart Road across from Dundalk lighting. Identified by a DNG Duffy sale board.



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

DNG
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.