



45 Ashfield Rise, Balbriggan, Dublin

2 bed terraced property in excellent order throughout

Much sought after mature residential location

Accommodation briefly comprises entrance hall, living room, kitchen, 2 bedrooms and family bathroom

Minutes walk to all local amenities



PRICE: €148,000

45 Ashfield Rise, Balbriggan, Dublin

Accommodation

Kitchen/Diningroom	3.9m x 2.14m
Sitting room	4.23m x 4.04m
Bedroom 1	4.11m x 4.07m
Bedroom 2	4.11m x 2.14m
Bathroom	2.9m x 1.8m

Bright and spacious with a range of wall and floor units, tiled splashback

Feature open fire with patio doors leading to sunny rear garden

Large double bedroom, solid wooden floor

Double bedroom, solid wooden floor

Tiled floor and walls, electric shower, wc, whb,



Some Features

- Gas fired central heating
- South orientation

- Ample parking to the front
- Private rear garden with grass and paved areas & Garden shed
- Walking distance to Millfield Shopping Centre and Castlemill Shopping Centre

Directions

Heading North on the M1 Motorway take exit 6 signposted for Balbriggan/Naul. Continue straight and at the roundabout, take the 1st exit to stay on R122. Travel along this road past Millfield Shopping Centre and turn left at the traffic lights onto Harry Reynolds Road. Continue straight until small roundabout and take the second exit heading in the direction of the Garda Station take the first left (opposite Garda Station) into Ashfield. Continue through ashfield Rise (Road will veer left) and property is on left hand side

Services

Negotiator: Mary Halligan MIPAV, REV
Viewing: Strictly by appointment
Price: €148,000

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Size: 72 m²
BER: BER:
BER No. XXX
Energy Performance Indicator: XXX kWh/m²/yr