

REA | REAL ESTATE
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CUMISKY

FANTASTIC REFURBISHMENT OPPORTUNITY



**RESIDENCE
CHURCH STREET,
BALBRIGGAN, CO. DUBLIN**

Church Street is one of Balbriggan's hidden gems! There are a limited number of residential properties on this quiet street and only occasionally do they come to the market for sale. This attractive double fronted detached house is in need of complete modernisation and refurbishment but benefitting from a large rear garden. It offers a once in a lifetime opportunity to create something special in the heart of Balbriggan.

FOR SALE

OFFERS INVITED IN THE REGION OF €175,000

REA CUMISKY
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Balbriggan, Co. Dublin

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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

- Spacious Entrance Hall – with understairs store.
- Livingroom - (4m x 3.5m) with fireplace.
- Sittingroom - (5.2m x 3.5m) with fireplace.
- Kitchen - (7.9m x 2.7m) with fitted kitchen, sink unit and door to rear garden.
- Back Hall - with storage press.
- Shower Room - with wc, whb and shower cubicle.

First Floor:

- Bathroom – with wc, whb & bath.
- Bedroom 1 – (3.5m x 2.35m) with built-in wardrobe.
- Bedroom 2 - (4m x 3.5m) with built-in wardrobe & fireplace.
- Bedroom 3 – (5.3m x 3.5m) with built-in wardrobe & fireplace.

GROSS INTERNAL FLOOR AREA – 151 SQ.M. /1625 SQ.FT.

- Outside – Rail enclosed front garden with vehicular & pedestrian gates to Church Street
Pedestrian side entrance
Partly enclosed large rear garden
Refurbishment/extension potential



BER CERT: G

TITLE: We are advised that the title is Freehold though this should be independently verified through your solicitor

PRICE: Offers are invited in the region of €175,000

VIEWING:
**RECOMMENDED & STRICTLY BY APPOINTMENT WITH THE
SOLE SELLING AGENTS – 01 8413000**