

**FOR SALE BY PRIVATE TREATY**

**5 BARONS WAY, LISMULLEN  
GROVE, ARMAGH ROAD,  
DUNDALK, CO. LOUTH A91 DH94**

2 Bed Apartment 77 m<sup>2</sup> / 829 ft<sup>2</sup>

**AMV: €225,000**

**BER B2**



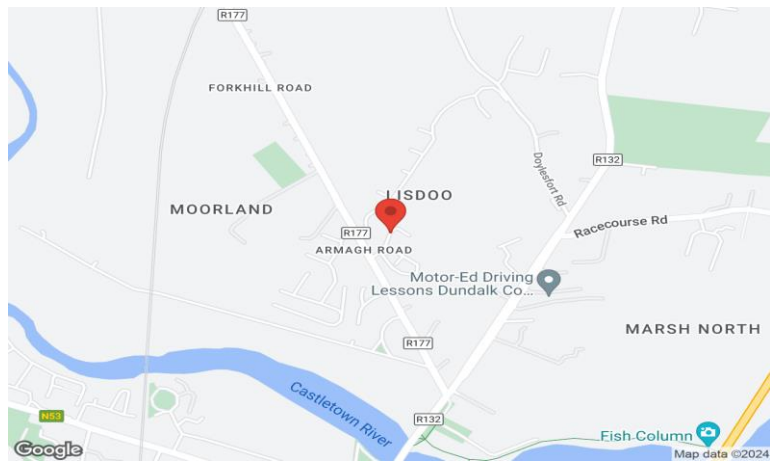
## DESCRIPTION

New to the Market, a spacious two bedroom first floor apartment with balcony, offering a convenient location is Lismullen Grove, Armagh Road, Dundalk, County Louth. Armagh Road is an established address, located a short drive from Dundalk's Town Centre, train station, transport link and many local amenities.

Lismullen Grove enjoys a picturesque setting to the South of the Cooley Peninsula in Dundalk. The mountains and the dramatic coastline provide excellent recreational amenities. Armagh Road is an established Dundalk address, located on the doorstep of the Town and close to train station, with convenient access to Dublin/Belfast M1 and within walking distance of all local amenities. Dundalk lies halfway between Dublin and Belfast, located on the M1/N1 the busiest economic corridor in Ireland and serviced by high speed rail, which makes both cities easily commutable.

## ACCOMMODATION

Entrance Hall	8.0m <sup>2</sup>	
Livingroom	4.76m x 5.95m	Door to balcony area.
Kitchen	3.14m x 2.62m	Fitted Units Integrated over/hob
Bedroom One	4.26m x 3.27m	
Bedroom Two	4.25m x 3.1m	En-suite, wc, whb, shower
Family Bathroom	2.3m x 2.42m	



## SPECIAL FEATURES

PROXIMITY TO TOWN AND MOTORWAYS

## VIEWING

Solicitors having carriage of sale is Simon McArdle, McKenna McArdle, Roden Place, Dundalk, County Louth  
Viewing Strictly by Appointment

## Contact Negotiator

PJ Roddy

M: 042 9334414

E: [pjroddy@propertypartners.ie](mailto:pjroddy@propertypartners.ie)

Property Partners Laurence Gunne and the vendor/lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, reference to condition permissions or licences for use or occupation, access and any other details such as prices, rents, or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. While care has been taken in the preparation, intending purchasers, Lessees, or any third party should not rely on particulars and information contained in this brochure as statement of fact, but must satisfy themselves as to the accuracy of details given to them. Neither the Company or any of its employees have the authority to make or give any representation or warranty (express or implied) in relation to the property and neither the Company nor any of its employees, nor the vendor, or Lessor shall be liable for any loss suffered by any intending purchaser/lessee or any third party arising from the information contained in this brochure. Prices quoted are exclusive of vat unless otherwise stated. This brochure is issued on the understanding that any negotiations relating to the property are conducted through this Company. All maps produced by permission of Ordnance Survey Ireland Licence No AU0055414.