

**REA** | REAL ESTATE  
ALLIANCE.IE

**CUMISKY**



**3 OLD MARKET GREEN,  
BALBRIGGAN, CO. DUBLIN**

- \* Attractive 2 bed mid terrace house \* Buckets of character
- \* Presented in good condition throughout \* Gas fired central heating \* Rear yard with separate access from street \* On Street parking
- \* Adjacent all amenities and public transport

**FOR SALE**

**PRICE : €115,000**

**REA CUMISKY**  
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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.



3 Old Market Green is an attractive and well presented traditional 2 bed mid terraced townhouse. Internally the accommodation is bright and spacious with comfortable room sizes and old style charm. The property would suit both owner occupiers and investors – being very reasonably priced. The accommodation provides 2 bedrooms, kitchen, livingroom and spacious entrance hallway & landing.

### ACCOMMODATION

#### ENTRANCE HALL –

with attractive wood bannister, cloakroom area and understairs store.

#### LIVINGROOM -

(3.8m x 4.5m) dual aspect with tiled fireplace & TV point

#### KITCHEN -

(2.6m x 3.2m) with stove, fitted presses & worktops, stainless steel sink unit, tiled floor and part tiled walls, plumbed for washing machine, gas boiler and door to rear yard.



### FIRST FLOOR

#### LANDING -

bright spacious landing area – suit home office/study area.

#### BEDROOM 1 -

(3.8m x 4.5m) double with built-in press & laminate wood flooring.

#### BEDROOM 2 -

(3.6m x 3.7m) Double with laminate wood flooring

#### SHOWER ROOM -

with wc, whb, bath, shower cubicle with Triton T90si



**BER CERTIFICATE: F – number: 100800242**

#### OUTSIDE:

Enclosed rear yard with separate access to street.  
Fuel store / outhouse with wc.

#### PRICE:

**€115,000**



#### VIEWING:

BY PRIOR APPOINTMENT WITH THE SOLE SELLING AGENTS –  
01 8413000

