

For Sale by Private Treaty

Guide Price: €392,000



FANCOURT ROAD
BALBRIGGAN
COUNTY DUBLIN

BER D1

Floor Area 180 sqm

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This impressive family home located within a quiet enclave is presented in excellent condition and benefits from breathtaking views of the Irish Sea and coastline. There is planning permission (expiry 2019) for an extension to the first floor.

Situated within a very mature residential area of Balbriggan but yet in very close proximity to the town centre, its train station, numerous bus stops and all local amenities and services it has to offer. The area boasts sandy beaches and the beautiful Ardgillan Castle with its spectacular parklands and state

of the art children's playground. There are also numerous sports clubs and facilities including golf, Gaelic, football and rugby to name just a few.

The thriving seaside village of Skerries is located a few minutes drive from the subject property, it is famous for its sandy beaches, harbour and scenic coastal walks.

This property ticks all the boxes for a growing family who requires more space and wants a sea view, if you are this purchaser then look no further!!

Accommodation

Porch 2.2m x 0.9m

Door to front, with tiled floor

Entrance Hall 4.0m x 2.3m

With wooden flooring, coving to ceiling, access to cloakroom, a carpeted stairs to the first floor and an alarm pad.

Living Room 4.9m x 3.7m

With wooden flooring, a feature fire place with a wooden surround and an open fire, coving to ceiling and a TV point. This bright and spacious room enjoys generous light filled

proportions with living space that opens out with ease for entertaining. Double doors lead to both the kitchen and the rear garden.

Kitchen 7.2m x 3.4m

Beautiful handmade fully fitted solid oak Christoff kitchen, tiled floor, Quartz granite counter top and splash back between the units, integrated dishwasher, Smeg cooker with an induction hob and extraction fan, feature curved island with units beneath and a Quartz granite counter top. Velux windows provide ample natural sunlight into the dining area, double doors to the rear garden and double doors to the dining room / sitting room.

Rear Hallway 2.6m x 1.3m

With tiled floor and a door to rear garden

Pantry 1.8m x 1.2

With tiled floor and shelved walls

Utility 1.8m x 1.0m

Access to the boiler and plumbed for a washing machine.



Office/Playroom/Bedroom 5 4.8m x 2.6m

Wooden flooring and fibre optic broadband connection

W.C 1.6m x 0.8m

Tiled floor, wc, wash hand basin, picture window and window to rear of the house.

Sitting Room 7.2 x 4.2m

With wooden flooring, TV point, feature fireplace with wooden surround and open fire, coving, double doors to the living room



First Floor

Landing

Access to attic and carpet flooring.

Family Bathroom 2.1m x 1.9m

Fully tiled walls and floor, bath unit with an electric power shower, w.c, wash hand basin, window to rear

Bedroom 1 (Front) 4.1m x 3.1m

Large double room with fabulous unrestricted sea views, wooden flooring and extensive built in wardrobes along with a tv point.



Bedroom 2 (Front) 3.2m x 3.6m

Double bedroom with wooden flooring and sea views

Bedroom 3 (Rear) 3.4m x 3.0m

Double bedroom with wooden flooring

Bedroom 4 (Rear) 2.6m x 3.1m

Bedroom with wooden flooring

Outside

Rear Garden

The private rear garden enjoys a south west sunny aspect, it is enclosed by a wall and



has a side entrance. The raised flower beds are lined with trellis' and filled with mature shrubbery. There is both a grass and patio area along with a Barna shed that is used for storage purposes

Front Garden

A wall acts as the boundary to the front garden, there is a grass area with mature shrubbery along with off street car parking

Features

- Spectacular unrestricted sea views to the front
- Much sought after residential development
- Quiet enclave with an open green area to the front
- Not overlooked to the front
- Large rear garden not directly overlooked
- Barna Shed
- Off street car-parking
- Minutes' walk to train station and town centre
- Pristine condition throughout
- Oil Fired Central Heating



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