

# REA

# GRIMES



Stunning 4 Bedroom Family Home 155m<sup>2</sup> / 1,668ft<sup>2</sup>

AMV €425,000

10 Ardgillen Road  
The Chantries  
Balrothery  
Co. Dublin  
K32 CF40



PSRA No. 001417

# EBS



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CALL NOW ON (01) 8490129

## DESCRIPTION

REA Grimes are proud to bring this superbly presented 4 bedroom detached family home located in the quiet and tranquil village of Balrothery to the market. This home has been lovingly cared for inside and out over the years by its current owners and boasts well-proportioned accommodation throughout. No. 10 is an exceptional family home boasting many features including private landscaped gardens to the front and rear, ample off street parking, a garage and a side pedestrian entrance to name but a few.

Measuring approx. 155m<sup>2</sup> / 1,668 ft<sup>2</sup>, downstairs accommodation comprising of bright entrance hallway with a reception room on either side to front of property, a large open plan kitchen with dining area and a separate utility room runs the width of the property to the rear, with French double doors accessing beautifully manicured south facing rear garden. A guest Wc and garage complete the downstairs picture, upstairs there are 4 very well-proportioned bright double bedrooms and a family bathroom.

Ardgillen Road is a magnificent mature residential area of large detached family homes close to a wide range of amenities, both social and essential. There are a host of educational & sporting facilities within easy access. Balrothery is situated c. 18 miles north of Dublin City just off the old Dublin/Belfast road and serviced by the 191 Balbriggan Express which runs frequent services to the City Centre via the Port Tunnel (40-45 min journey).

### ***VIEWING A MUST!!!!***

#### **Ground Floor Accommodation:**

Entrance hallway: 5.9m x 1.4m	Bright and spacious hallway with tiled flooring. Alarm pad. Access to guest WC
Kitchen / dining area: 8.8m x 3.4m	Light filled kitchen situated to rear of property. Large open plan area with country style fitted kitchen with island. Tiled flooring and french double doors accessing rear garden
Utility room: 1.7m x 1.5m	Additional storage space housing washing machine & tumble dryer, tiled flooring and access into garage
Study / TV room: 3.5m x 3.3m	Situated to front of house with carpet flooring & TV point
Sitting room: 4.8m x 3.5m	Large bright room situated to front of house with carpet flooring, TV point & feature open fireplace

#### **Upstairs Accommodation:**

Master bedroom 4.8m x 3.4m Ensuite: 1.7m x 1.5m	Spacious double bedroom with built in wardrobes, carpet flooring situated to rear of property  Fully tiled floor to ceiling with WC, whb, shower & window providing light and ventilation
Bedroom 2 4.9m x 3.3m	Spacious double bedroom with built in wardrobes, carpet floors & TV point, situated to front of property
Bedroom 3 3.7m x 3.2m	Spacious double bedroom with built in wardrobes, carpet flooring, situated to front of property
Bedroom 4 3.9 x 3.3m	Spacious double bedroom with carpet flooring, situated to rear of property
Family bathroom 2.9m x 1.9m	Bath, pumped shower, WC, Whb & window providing light and ventilation. Hotpress access within the bathroom
Landing area: 2.6m x 2.6m	Carpet flooring with access to large attic storage space

## FEATURES

- Beautifully maintained large detached family home
- Showhouse condition throughout
- 4 generous sized double bedrooms
- Beautiful south facing manicured rear garden
- Ample off street parking to front & garage
- Overlooking green area
- GFCH
- Recently fitted double glazed PVC windows throughout property
- Outside tap & light
- Within easy walking distance of Balbriggan Golf Club
- Walking distance to schools, shops, restaurants and bars
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES





## PRICE

Asking Price €425,000

## VIEWING

By appointment

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday  
and by appointment on Saturdays

Contact: Louise Shannon

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## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



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