

# REA

# O'BRIEN COLLINS



Extended three bed semi detached dwelling with detached garage in popular private cul de sac close to town centre.

FOR SALE BY PRIVATE TREATY

5 Cherrybrook Drive  
Donore Road  
Drogheda  
Co Louth, A92 KDY7  
Asking Price €215,000

## LOCATION

5 Cherrybrook Drive is located in a small private enclave of mature family homes dating from the 70's and very conveniently located within easy walking distance of the town centre, bus station, local shops, church and primary school. Access to Drogheda Retail Park and M1 are within a few minutes' drive



## DESCRIPTION

Situated on the southern side of this popular little cul de sac, No 5 comprises a three bed extended family home which requires refurbishment and upgrading. It offers plenty of opportunity for the new owners to put their own stamp on it and has lots of scope particularly with the downstairs layout to transform it into a modern spacious home fit for a 21<sup>st</sup> century lifestyle! This house has the added benefit of a private south facing garden and separate detached garage to the rear and off street parking to front. The existing accommodation includes three bedrooms and family bathroom upstairs. Downstairs, there is a living room with open hearth fireplace to the front, a second reception with solid fuel burner to the rear and a spacious kitchen with utility and shower room off.





## FEATURES

---

- Quiet cul de sac location
- South facing private back garden
- 5 minutes' walk to bus station
- Opportunity for refurbishment and upgrading

### Services:

- Mains water and sewerage
- Off street parking
- Oil heating

## ACCOMMODATION

---

- Entrance porch
- Entrance hall
- Sitting room: 4.13m x 3.55m
- Living room: 5.01m x 3.7m. Dual system  
Parkray stove
- Kitchen: 5.10m x 3.47m
- Downstairs shower room

### Upstairs

- Bedroom 1: 3.38m x 3m.
- Bedroom 2: 3.63m x 2.80m
- Bedroom 3: 2.60m x 2.40m.
- Bathroom





## PRICE

Asking Price €215,000

## VIEWING

By appointment

Contact the office at

REA O'Brien Collins, John Street,  
Drogheda, Co. Louth.

T: +353 (0)41 9875444

F: +353 (0)41 9875333

E: [info@reaobriencollins.ie](mailto:info@reaobriencollins.ie)  
[www.realestatealliance.ie](http://www.realestatealliance.ie)

## DIRECTIONS

Take the Donore Road at the bus station and turn left at first traffic lights. Cherrybrook Drive is the first entrance on the left. Keep to right and No 5 is on the right hand side.

For more photos of this property please go to our website [WWW.REAOBRIENCOLLINS.IE](http://WWW.REAOBRIENCOLLINS.IE)

You can also view this property at  
[WWW.MYHOME.IE](http://WWW.MYHOME.IE)  
[WWW.DAFT.IE](http://WWW.DAFT.IE)



the mark of  
property  
professionals  
worldwide

**REA** | REAL ESTATE  
ALLIANCE.IE

Disclaimer: O'Brien Collins Property Consultants for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that: (i) The particulars set out as a general guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct, but any intending Purchaser or Tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No persons in the employment of REA O'Brien Collins have the authority to make or give representation or warranty whatever in relation to this property.

