



For Sale By Private Treaty

Apt. 19 Nicholas Court, Nicholas Street, Dundalk, Louth

- Currently rented with a annual income of €8,400 PA
- Intercom and lift
- Wired for TV and telephone
- Fully fitted kitchen & bathroom
- Town centre location
- 3rd floor apartment
- Storage heating
- Enclosed balcony

DNG Duffy
T: 042 9351011



DOUGLAS NEWMAN GOOD
DNG

DUFFY

LICENCE NUMBER 002108

Asking Price

On Request

BER DETAILS:

BER: D2

BER No. 107908691

Energy Performance Indicator: 281.12 kWh/m²/yr

DESCRIPTION:

DNG Duffy proudly place to market this two bed town centre apartment. Located on the 3rd floor, Nicholas Court which is a compact development of only 20 units boasts many features including private parking and secure access entrance point.

Nicholas Court which is a up market development located in this prime town centre location alongside Clanbrassil Street, Dundalks main street. Ideal for an investor as the complex demands a high desirability within the rental market.

Full Security System - front door and car park

Viewings highly recommended.

DIRECTIONS:

Google link - <https://goo.gl/maps/BUX5SQBvSbu>

Nicholas Court is located off Clanbrassil Street and the complex is across from the Marist Church (beside O'Hares Mill Apartments)

ROOMS:

Kitchen - 2.4m x 4.05m, Wooden floor

Living Area - 4.95m x 5.05m, Wooden floor

Bedroom 1 - 3.41m x 3.31m, Wooden floor

Ensuite - 1.63m x 2.11m, Tilled wall and floor

Bedroom 2 - 4.08m x 2.86m, Wooden floor

Bathroom - 1.66m x 2.69m, Tilled floor and walls



VIEWING: Viewing by prior appointment with sole selling agent DNG Duffy.

CONTACT:

Keith Duffy MIPAV, MCEI, MIPFMA

DNG Duffy

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