



FOR SALE BY PRIVATE TREATY

**7 KELSO TERRACE, ST. MARYS
ROAD, DUNDALK, CO. LOUTH
A91Y2F6**

3 Bed Terraced House 131 m² / 1410 ft²



AMV: €400,000

BER EXEMPT



DESCRIPTION

A beautiful and well presented Edwardian townhouse to the market. No.7 Kelso Terrace is a 2 Story brick Built mid terraced house. It's frontage is recessed from the footpath by a smart front garden and faces the Marist College and playing fields with its treelined footpath, and to the back there is an enclosed and secure south facing patio garden that has access from a private and gated laneway. The added bonus is that there is Full Planning Permission to extend if required.

ACCOMMODATION

Inner Hall	6.2m x 1.8m	Wainscot timber panelling throughout the hall and on stairs to first floor. Ceiling Cornice, Centrepieces and Corbels Pitch pine staircase with under stair storage.
Sitting Room	4.7m x 3.4m	Bay Window with colonial shutters. Attractive antique style fireplace with stove inset. Beautiful plasterwork including Cornice and Centrepiece.
Living Room	3.8m x 3.6m	Attractive hand painted fire surround. Ceiling Cornice and Centrepiece.
Dining area (off kitchen)	3.9m x 3.0m	Brick chimney breast. Cast iron stove
Kitchen	3.1m x 2.5m	Built in units with quartz worktops. Tiled floor and splashback. Belfast Sink. Hot Press. door to back
Landing and return		
WC		WC and WHB Part tiled
Bathroom	2.6m x 2.0m	Free Standing double D end bath, Electric Shower, WHB, Heated Towel Rail. tiled floor and part tiled walls above timber panelling.
Bedroom 1	3.1m x 2.4m	
Bedroom 2	3.7m x 3.8m	Bedroom Fireplace with Cast Iron surround and tiled inset.
Bedroom 3	5.7m x 3.7m	double windows with colonial shutters, Painted Fireplace.
OUTSIDE		Wash house with WC . Boiler Hoise. Large Patio with Southerly aspect. Garage with inner and outer doors. Pedestrian door with access from the back lane that is gated at both ends

SPECIAL FEATURES

SUPERB LOCATION CLOSE TO ALL COMMERCIAL AND TRANSPORT LINKS.
BEAUTIFUL INTERIOR
OFF ROAD PARKING
SUPERB QUALITY 3 BED ACCOMMODATION
SOUTH FACING BACK GARDEN.
QUALITY RESTORED MOSTLY ORIGINAL FLOORS AND RADIATORS.

VIEWING

By appointment only

Contact Negotiator

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