



For Sale *By Private Treaty*

**Apt 8, The Laurels,
Harbour Road, Balbriggan
Co. Dublin
K32XC56**



Scan to view Property

2 Bedroom | 2 Bathroom | Apartment | 61 sq.m

Guide Price: €225,000



Description

Ray Cooke Auctioneers are proud to present this stunning two-bedroom, first floor apartment to the market ideally situated in a small, secure and well managed apartment block next to Balbriggan's Harbour. Balbriggan is a thriving coastal town in North County Dublin with excellent road and rail links.

Bright and spacious internal living accommodation of c. 61 sqm comprises of entrance hallway, 2 double bedrooms, master with ensuite, large open plan living room/kitchen with access to a private south facing balcony with unrestricted harbour, beach and coastal views and a fully tiled bathroom with bath and shower. No. 8 comes to the market in excellent condition throughout and benefits a first-floor position, a private south facing balcony with stunning harbour and sea views, double glazed windows and a secure designated parking space. Parking for the apartment is located on the ground floor through secure electronic gates.

This is a very convenient location walking distance of Balbriggan Town Centre, Balbriggan beach and harbour and adjacent the Balbriggan Train station. Balbriggan town centre offers a host of amenities and services which include exceptional schools, restaurants, bars, cafes, cinema etc Balbriggan is a perfect commuter town, only 37km north of Dublin city centre, and 20km south of Drogheda. This development is only minutes from the M1 and 20 minutes from Dublin Airport. Balbriggan is set to be transformed; its rejuvenation plan sets out an ambitious new vision shaped by the towns people. The total investment in physical, infrastructural improvements between 2020-2027 is currently projected at €54 – €57 million.

Viewing is highly recommended; Contact Ray Cooke Auctioneers for a viewing today!!

Features

- c. 61 Sq.m
- BER C3
- 2 bed / 2 bath
- First floor apartment
- Secure designated parking
- Electric storage central heating
- Master bedroom with ensuite
- Double glazed windows throughout
- Adjacent to Town centre and train station
- Adjacent to Balbriggan harbour with stunning harbour and coastal views
- Close to all local amenities and within walking distance to Beaches and restaurants
- Town centre within minutes' walk
- Easy access to M1 Motorway
- Early viewing highly advised!!



Accommodation

Entrance Hall

2.0m x 3.9m

Laminate flooring with access to living room/ kitchen, bedrooms and bathroom.

Living Room / Kitchen

4.7m x 5.4m

Laminate flooring to the living room area and access to the balcony. Tiled flooring to the kitchen area with eye and floor level units.

Bedroom 1

3.9m x 3.8m

Double room with built in wardrobes, laminate flooring and ensuite.

Ensuite 1.1m x 2.5m - Tiled flooring with W.C, WHB and shower.

Bedroom 2

2.5m x 2.8m

Double room with laminate flooring.

Bathroom

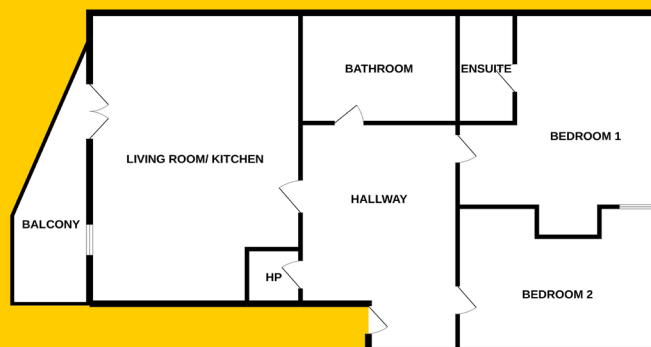
2.1m x 2.7m

Fully fitted with w.c, whb, bath and tiled flooring.



Floor Plans

GROUND FLOOR



Our floor plans are provided for the sole purpose of giving you an idea as to the general layout. Dimensions have been rounded off and omitted where appropriate to provide clarity and ease of use. Made with Blueprints 12022

Negotiator

John Sullivan

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Email: john.sullivan@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

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