



75 New Muirhevna, Dublin Road, Dundalk, Louth

A91W8W9

Asking Price: €255,000



BER **E2**

DOUGLAS NICHOLSON
DNG

DUFFY

DESCRIPTION

DNG Duffy are delighted to bring to market No.75 Muirhevna, Dublin Road, Dundalk. This spacious 3 bedroom, semi detached property is set on a large corner site with garage and ample off street parking. No.75 is a spacious, well maintained home and although in need of some modernisation has terrific potential to extend (subject to pp). The large corner site with mature gardens is enclosed front and back with paved patio to the rear. This is an exceptional opportunity to acquire a home with a first-class address and viewing is very highly recommended.

Features include:

- Potential to extend STPP
- Huge potential to put your own stamp on this superb family home
- Large corner site with mature gardens.

Accommodation: Porch, entrance hall, sitting room, living room, kitchen cum dining room, wc and integrated garage.
First floor: 3 large bedrooms and family bathroom.

Viewing Strictly By Prior Appointment with sole selling agents DNG Duffy . Call reception or listed agent at 042-9351011 or email reception@dngduffy.ie

Potential purchasers are specifically advised to verify the floor areas as part of their due diligence. Pictures/maps/dimensions are for illustration purposes only and potential purchasers should satisfy themselves of final finish and unit/land areas. Please note we have not tested any apparatus, fixtures, fittings, or services. All measurements are approximate, and photographs provided for guidance only. The property is sold as seen and a purchaser is to satisfy themselves of same when bidding.

LOCATION

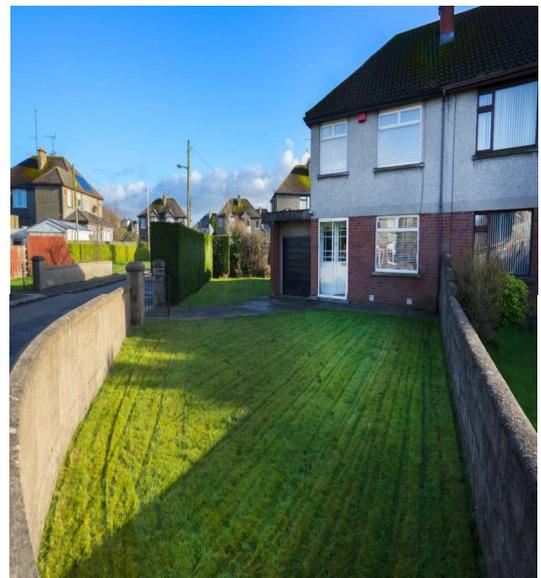
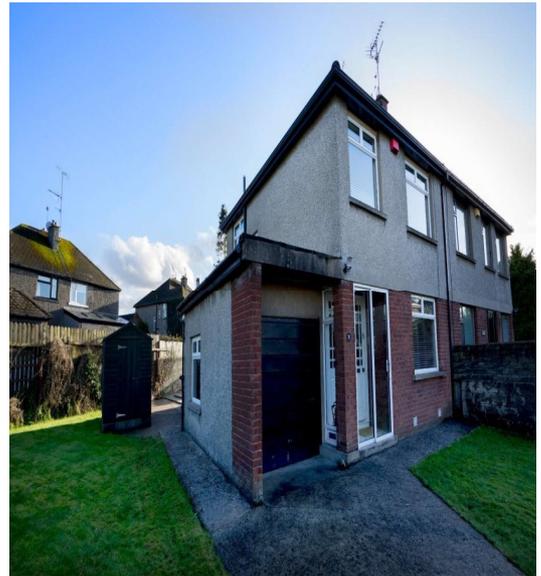
ACCOMMODATION

Entrance Hall 4.5m 2.0m (14'9" 6'7").

Living Room 4.1m x 4.1m (13'5" x 13'5").

Sitting Room 3.6m 3.5m (11'10" 11'6").

Kitchen Dining Room 7.1m x 2.9m (23'4" x 9'6").





Master Bedroom 3.7m x 3.8m (12'2" x 12'6").

Bedroom 2 3.8m x 4.1m (12'6" x 13'5").

Bedroom 3 2.4m x 2.8m (7'10" x 9'2").

Bathroom 2.5m x 2.5m (8'2" x 8'2").

Garage 5.2m x 3.2m (17'1" x 10'6").

KEY FEATURES

- Oil fired central heating
- Alarm
- Large front and side garden
- Large patio to the rear
- Double galzed windows and doors
- Off street parking



BER DETAILS

BER: E2

BER No: 114676299

Energy Performance Indicator: 342.77 kWh/m2/yr

ASKING PRICE

Asking Price: €255,000

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

Keith Duffy
042 935 1011
reception@dngduffy.ie



PSL No. 2108

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