



For Sale By Private Treaty

73 Rockfield Manor, Dundalk, Louth

- Gas fired central heating
- Parking
- Back garden
- Walking distance to Dundalk Institute of Technology

DNG Duffy
T: 042 9351011



DOUGLAS NEWMAN GOOD
DNG

DUFFY

LICENCE NUMBER 002108

Asking Price

BER DETAILS:

BER: C2

On Request

DESCRIPTION:

Exciting opportunity to purchase this fine semi detached six bedroomed residence in this excellent central and modern location close to all amenities. No. 73 is an ideal home for any buyer with ample storage space.

With an enclosed garden the appeal of this property will allow you to lift the clean and simple décor to suit your own style! Boasting close travel time to both the M1 motorway and Dundalk's town centre, for an investor the property is also a short walk from DKIT. Viewing highly recommended by appointment only.

DIRECTIONS:

Head east on N52, at the roundabout, take the 1st exit onto Hoey's Lane. Turn right onto Rockfield Court. Turn left onto Rockfield Manor. Take a slight right to stay on Rockfield Manor where No. 73 will be identified with a DNG Duffy salesboard.

ROOMS:

Kitchen/Diner - 3.8m x 3.1m

Dining Room - 5.1m x 3.3m

Living Room - 6.2m x 4.2m

Bedroom 1 - 4.8m x 2.6m

Bedroom 2 - 4.3m x 3.8m

Bedroom 3 - 4.2m x 3.7m

Bedroom 4 - 2.8m x 2.5m

Bedroom 5 - 4.6m x 4.2m

Bedroom 6 - 3.0m x 2.7m

Ensuite - 1.6m x 1.5m

Bathroom - 2.7m x 1.6m

Storage - 5.1m x 4.1m

Storage - 5.1m x 3.9m



VIEWING: Viewing is strongly recommended by prior appointment with sole selling agents

DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth. T: 042 935 10 11.

CONTACT:

Keith Duffy MIPAV, REV, MMCEPI

DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth

T: 042 9351011 - Email: keith@dngduffy.ie

dngduffy.ie

DNG

DOUGLAS NEWMAN COOKE

DUFFY

LICENCE NUMBER 002108

Disclaimer: K Duffy Property Services Ltd t/a DNG Duffy for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- All statements in these particulars are made on the without responsibility part of K Duffy Property Services Ltd t/a DNG Duffy or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither K Duffy Property Services Ltd t/a DNG Duffy nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.