

# REA

# GRIMES



4 Bedroom Family Home 125m<sup>2</sup> / 1,345ft<sup>2</sup>

AMV €340,000

30 Ardgillen Lawn

Balrothery

Co. Dublin

PSRA No. 001417



# EBS

## DESCRIPTION

REA Grimes are thrilled to present No. 30 Ardgillen Lawn to the market. This 4-bedroom family home is superbly located in a quiet cul de sac and comes with the benefit of a rear extension. The property is presented in excellent condition throughout and offers bright and spacious accommodation. Downstairs the garage has been converted to incorporate a home office / study and Guest WC. Upstairs the accommodation is equally as spacious with three double bedrooms, one single bedroom and a family bathroom.

Ardgillen Lawn is a highly sought after, mature residential enclave of family homes, within easy walking distance of a wide range of amenities. There are a host of educational & sporting facilities on your doorstep.

Ardgillen Lawn is located to the rear of Balbriggan Golf Club, a rolling parkland 18 hole course set on c.170 acres, on the edge of town bordering the village of Balrothery. There are many amenities close at hand – shopping, schools, public transport (bus & rail) restaurants, hotel, and an abundance of sport activities both in Balbriggan/Balrothery and nearby Skerries.

Balrothery is a quiet and tranquil village which is situated c.18 miles north of Dublin City off the old Dublin / Belfast Road, with 20 minutes' drive of Dublin Airport and convenient to both Balbriggan and Skerries there by benefiting from all their local amenities, schools, shopping centres, sports clubs, public transport facilities – with suburban rail access to city centre

### Ground Floor Accommodation:

Entrance hallway: 2.98m x 2.14m	Bright and spacious hallway with wood flooring. Alarm pad, dado rail & carpet on stairs.
Living/Dining room: 4.97 m x 4.003 m	Light filled living complete with wood flooring and open fire. TV point, Coving, Pendant lights, Double door to kitchen
WC 1.928m x 0.785m	Fully tiled floor, window, WC, WHB, vent
Kitchen / Dining 6.29m x 5.95m	Tiled floor, shaker country kitchen, electric oven with four ring hob and extractor fan. Wooden worktop, French doors to rear garden, 2 Velux windows & spotlights.
Garden Room / Bedroom 2.99m x 5.75m	Bright east facing room with laminate flooring, storage heating, en-suite, wc, whb window with west facing side garden.

### Upstairs Accommodation:

Master bedroom 4.01m x 2.71m	Double room with built in wardrobes. Fully tiled ensuite with vent, wc, whb & electric shower
Bedroom 2 3.26m x 3.58m	Spacious double room with built in wardrobes & wooden floors
Bedroom 3 2.86m x 2.39m	Spacious double room with built in wardrobes & wooden floors
Bedroom 4 2.90 x 0.67m	Box room with wooden floors
Bathroom 1.79m x 2.13m	Fully tiled with electric shower, WC, WHB, window and heated chrome towel rail



## FEATURES

- Lovely spacious family home
- Gas fired central heating with open fire
- Located within a much sought-after residential development
- Large living room with a spacious kitchen and 4 generous bedrooms
- South Facing mature garden
- Alarmed Network Security
- Ardgillen Lawn is situated to the rear of Balbriggan Golf Club/ The Channies
- Within easy access of Balbriggan town centre and it's Bypass (M1) via exit 5 or 6
- GFCH

## IMAGES







## PRICE

Asking Price €340,000

## VIEWING

By appointment

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday  
and by appointment on Saturdays

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## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



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