



14 Clonuske Close, Balbriggan, County Dublin

BER B3

3 bed semi detached property in excellent condition throughout

Extra large private sunny rear garden

Quiet cul de sac location

Side access

2 designated parking spaces



PRICE: €205,000

14 Clonuske Close, Balbriggan, County Dublin

Accommodation

Entrance Hall		Bright and spacious
Kitchen	4.72m x 2.44m	With a range of fitted wall & floor units and tiled splashback, wooden flooring throughout
Diningroom	3.63m x 2.64m	fully carpeted leading to sunny rear garden
Sitting Room	5.2m x 3.35m	With double doors leading to dining room, feature bay window, fully carpeted
Downstairs WC	1.45m x 1.25m	Wooden floor, wc, whb
Master Bedroom	4.05m x 3.11m	Large double bedroom leading to en suite bathroom, built in wardrobes, fully carpeted
En Suite	2.0m x 1.7m	Shower, wc, whb, wooden floor
Bedroom 2	4.35m x 2.96m	Double bedroom with bay window, built in wardrobes, fully carpeted
Bedroom 3	2.88m x 2.18m	Built in wardrobes, fully carpeted
Bathroom	1.8m x 2.0m	Shower, wc, whb, wooden flooring



Some Features

- GFCH
- Alarm
- Ample visitor parking
- Walking distance to all local amenities
- Within minutes of the M1 Motorway

Directions

Proceed north through Balbriggan on old N1, pass Garda Station and take next left after pedestrian traffic lights onto Hamlet Lane, Take next entrance on right onto Clonuske Drive then turn left onto Clonuske Close, house is on right hand side in cul de sac location.

Negotiator: Mary Halligan MIPAV, REV
Viewing: By appointment only
Price: €205,000
Size: 99 m²
BER: B3

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For Sale By Private Treaty

BER No. 102100187

Energy Performance Indicator: 134.59 kWh/m²/yr