

Superb Detached 4 bed houses

BALROTHERY, CO. DUBLIN

BER A3

2,142sqft

Now Available
€369,000

SELLING AGENT

CREAN ESTATES
01 8415872

(01) 841 5872

52 Dublin St Balbriggan, Co. Dublin



Malincross Ltd.
Construction Company
SINCE 1989

GARRAÍ LINN

BALROTHERY, CO. DUBLIN

www.mlx.ie



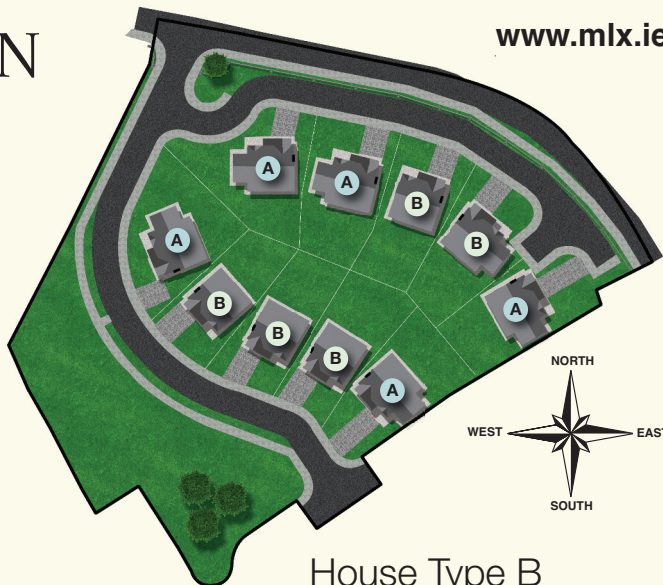
HOUSE TYPE A

4 Bedroom Detached House
with additional large ground floor room
Area c. 217m²/2,334 sqft



HOUSE TYPE B

4 Bedroom Detached House
Area c. 199m²/2,142sqft



HIGH CEILINGS

9ft ceilings to ground floor
Feature cornice to hall and sitting room

KITCHEN

A choice of designer kitchens is available.
Alternatively buyers can avail of a kitchen allowance

WARDROBES

Designer wardrobes in four bedrooms

INTERNAL JOINERY

High quality internal doors, architraves and skirtings

BATHROOMS / ENSUITES

High quality sanitary ware with chrome fittings
Shower doors fitted
Extensive quality tiling to bathrooms
Alternatively buyers can avail of the option of a tiling allowance

HEATING & HOT WATER

Gas Fired Central Heating
Solar Powered Hot Water System

ALARM

Smoke alarms included
Wired for Intruder Alarm

EXTERNAL

Concrete built house
Brick finish facades
Gardens levelled and seeded
Colour co-ordinated maintenance



CREAN ESTATES
01 8415872

(01) 841 5872

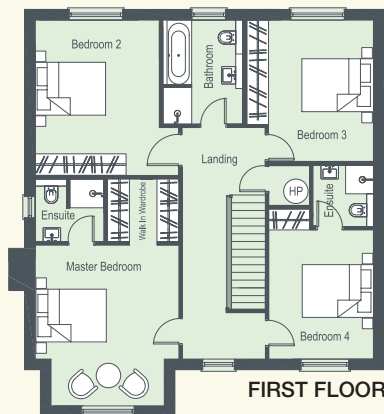
52 Dublin st Balbriggan, Co. Dublin

Every care is taken in preparing these particulars but neither the vendors or their agents can be held responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. Images of houses in this publication are computer generated using architects drawings for reference and will vary in construction and finishes on-site. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.

House Type B

4 BEDROOM DETACHED HOUSE

Size: 199m² / 2,142sqft



FIRST FLOOR



GROUND FLOOR