

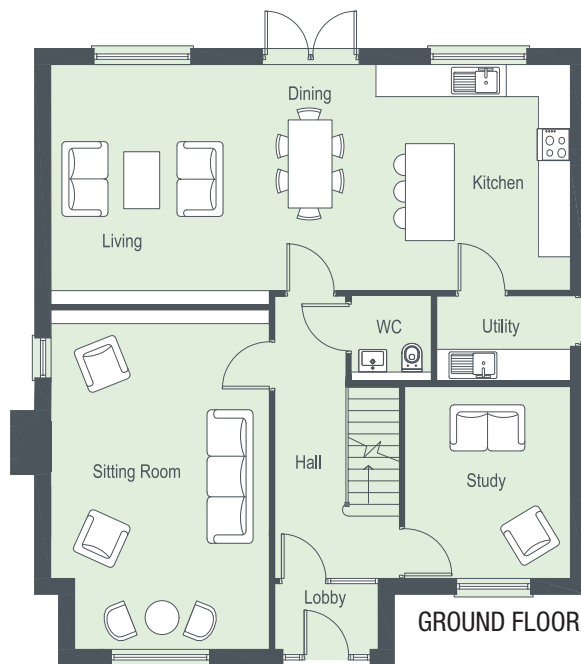
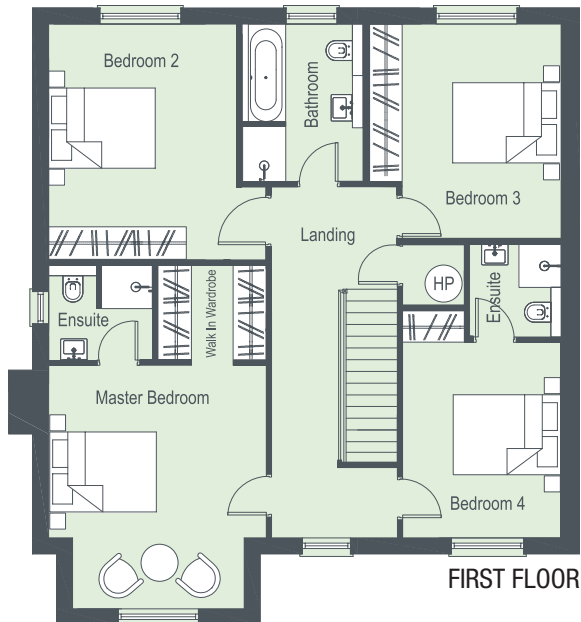
# GARRAÍ LINN

BALROTHERY, CO. DUBLIN

## House Type B

4 BEDROOM DETACHED HOUSE

Area c. 2199m<sup>2</sup> / 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



SELLING AGENT

CREAN ESTATES  
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