Raymond Potterton

81 Rockfield Close Ardee Co. Louth A92 DP79

€249,950

BER D2

Superb 3-bedroom semi-detached residence located close to Ardee Town Centre. This elegant and spacious property of c. 1100 sq.ft. is presented in great condition throughout.

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1100.00 sq ft   3 Bedrooms   3 Bathrooms

The property boasts many features such as spacious living accommodation, fully fitted kitchen, front driveway and fully landscaped rear garden with side access.

Number 81 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

Walking distance to all the amenities in Ardee and less than 10-minute drive to the M1 Motorway.

Accommodation includes Entrance Hall, Lounge, Kitchen/ Dining Room, 3 Spacious Bedrooms, Guest w.c, utility room, En-suite and Main Bathroom.

FIXTURES & FITTINGS

All flooring, curtains, blinds and appliances are included in the sale.

FEATURES

- Great condition throughout
- Gas central heating
- Gated side entrance
- Maintenance free exterior
- Upgraded front door
- Ready to go
- Nice view to front not overlooked
- Double glazed windows

DIRECTIONS

Rockfield Close is located a short drive from Ardee Town Centre, Take John Street from the town and a short distance take left onto Stoney Lane, Rockfield is located on your right-hand side. In the development rockfield close is located straight through the development and to the end and 81 can be identified by our for-sale sign
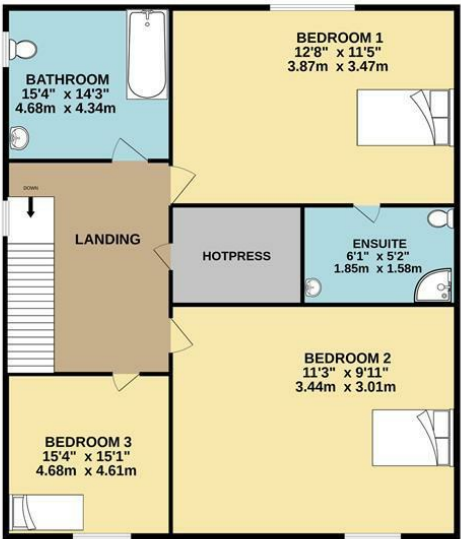
FLOOR PLAN

GROUND FLOOR

1ST FLOOR

UTILITY ROOM
8'10" x 8'8"
2.70m x 2.63m

WC
5'10" x 5'1"
1.78m x 1.55m

KITCHEN
17'0" x 13'2"
5.17m x 4.01m

SITTING ROOM
14'4" x 12'5"
4.38m x 3.78m

ENTRANCE HALL
16'6" x 5'10"
5.04m x 1.79m

BATHROOM
15'4" x 14'3"
4.68m x 4.34m

BEDROOM 1
12'8" x 11'5"
3.87m x 3.47m

LANDING

HOTPRESS

ENSUITE
6'1" x 5'2"
1.85m x 1.58m

BEDROOM 2
11'3" x 9'11"
3.44m x 3.01m

BEDROOM 3
15'4" x 15'1"
4.68m x 4.61m

DOWN

UP

TOTAL FLOOR AREA : 1100sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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