







An excellent almost new A rated 3 bedroom detached residence extending to 116 sq.m. This is a rare opportunity to purchase a fine detached house in the popular development Bridgegate which is excellently located walking distance from all the amenities in Ardee.

# 5 Bridgegate Drive, Ardee, Co. Louth A92 CC7F

 1249.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

No 5 Bridgegate Drive is excellently positioned to the front of the development not overlooked to the front with a lovely green area and enjoys amazing views of the nearby Town.

This house has been finished with top quality flooring, tiling, landscaped rear garden and is presented with a lovely modern kitchen with top quality appliances.

Many rooms in this house enjoys dual aspect ensuring excellent light filled accommodation.

Ardee Town is a 5 minute walk and the property enjoys very easy access to the N2 and M1 routes to Dublin City, Dundalk, Belfast and Navan.

Accommodation comprises Entrance Hall, Lounge, Kitchen / Dining, 3 Bedrooms (Main ensuite) and Bathroom.

## FEATURES

- Detached Home
- Turnkey condition
- Walking distance to Ardee Town
- Wide side access
- A rated residence
- Landscaped rear garden
- Gas heating & solar panels
- Double glazed windows and doors
- 2 x private parking







### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, extractor fans, integrated fridge freezer and integrated dishwasher are included in the sale.



## ACCOMMODATION

### Entrance Hall

4.55 x 2.62

With tiled flooring, composite front door and two storage rooms.

### Lounge

5.72 x 3.83

Dual aspect with wooden flooring, feature electric wall mounted fire and patio doors to the rear garden.

### Kitchen

6.87 x 3.40

Superbly fitted with tiled flooring, modern built in wall and floor units, splashback tiling, oven, hob, extractor fan, integrated fridge freezer and integrated dishwasher.

### Guest w.c.

1.93 x 1.43

With tiled flooring, w.c. and w.h.b.

### Landing

With carpet and hotpress.

### Bedroom 1

4.41 x 3.07

With wooden flooring and built in wardrobes.

### Ensuite

3.06 x 1.21

With tiled flooring, partially tiled walls, w.c., w.h.b. and shower.

### Bedroom 2

3.41 x 3.25

With wooden flooring and free-standing wardrobe.

### Bedroom 3

3.43 x 3.26

With wooden flooring.

### Bathroom

2.16 x 1.76

With tiled flooring, partially tiled walls, w.c., w.h.b. and bath.

## DIRECTIONS

EIRCODE A92 CC7F

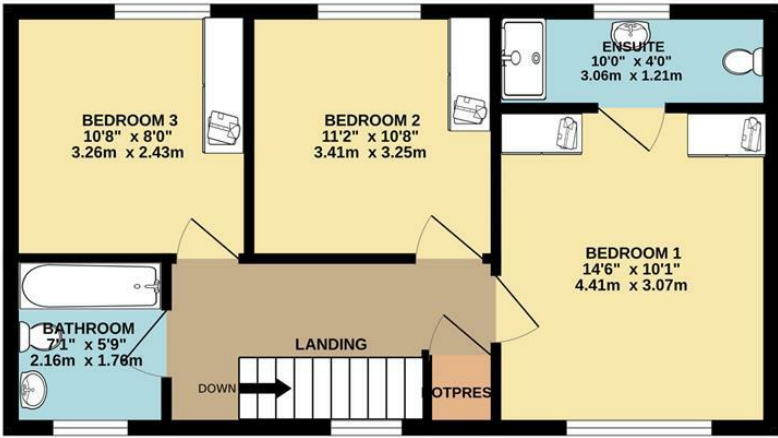


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1249sq.ft. (116.0 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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