

**For Sale
Broomfield Cottage,
Ballyboughal,
Fingal,
Co. Dublin.**



Broomfield Cottage comprises of a detached bungalow and large hardcore yard on c. 0.253 hectare (0.625 acre). There are two separate vehicular entrances leading to the property. The residence comprises: entrance hall, sitting, dining, kitchen, utility, bathroom and four bedrooms, with the master ensuite. This parcel combining of this attractive residence and the hardcore yard to the rear is sure to attract interest.

Situation:

Broomfield Cottage is ideally located just minutes outside the village of Ballyboughal, easily accessed off the R129 and R108. It is ideally located within close proximity of the M1 motorway, and with Dublin International Airport a mere fifteen-minute drive away.

Description:

The residence comprises:

Entrance Hallway	7.68m x 1.737m (25'2'' x 5'7'')	The ent hallway is large and airy, leading to:
Kitchen	4.328m x 3.627m (14'2'' x 11'9'')	The kitchen has tiled flooring underfoot, it is situated to the rear of the property and boasts an extensive range of built in units.
Utility	2.71m x 1.615m (8'9'' x 5'3'')	The utility is also to the rear of the property, with a tiled floor underfoot.
Dining Room	5.486m x 3.56m (18' x 11'7'')	The dining room is situated off the kitchen and has timber flooring laid underfoot, with doors to patio at the side of the property.
Bathroom	2.62m x 1.56m (8'6'' x 5'10'')	The bathroom is tiled.
Sitting Room	5.212m x 3.87m (17'10'' x 12'7'')	The sitting room is located to the front of the house, with timber flooring laid underfoot.

Inner Hallway	5.24m x 0.975m (17'2'' x 3'2'')	The inner hallway leads to all bedrooms:
Bedroom 1	3.66m x 3.47m (12' x 11'4'')	Bedroom 1 is to the rear of the property.
Bedroom 2	3.32m x 3.08m (10'9'' x 10'10'')	Bedroom 2 is to the front of the house and benefits from built in wardrobes.
Bedroom 3	3.2m x 3.08m (10'5'' x 10'10'')	Bedroom 3 is to the front of the house and benefits from built in wardrobes also.
Master Bedroom	3.66m x 3.75m (12' x 12'3'')	The master is to the rear of the property and benefits from his and hers built in wardrobes. With door leading to:
Ensuite	1.006m x 2.1m (3'3'' x 6'9'')	The ensuite comprises WC, WHB and shower cubicle.

There is a hardcore yard with its own vehicular access to the side of the property. The yard could easily park up to four articulated trucks. The entire site is rectangular in shape, and measures 0.253 hectare (0.625 acre)