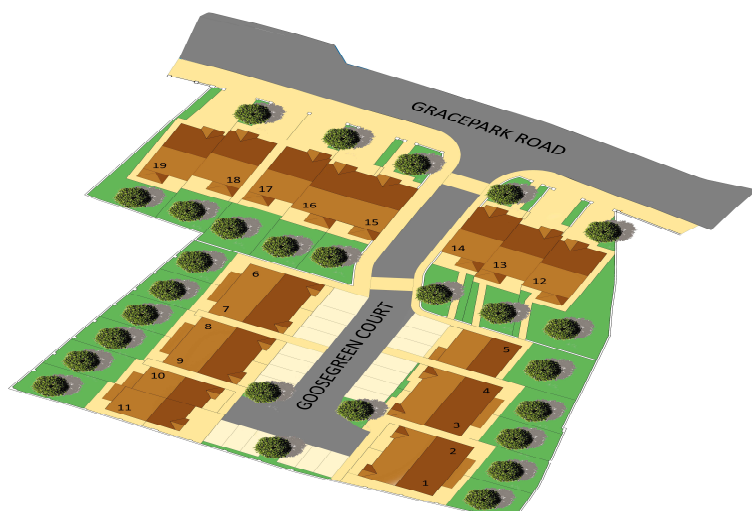




## 12-19 Goose Green Court, Drumcondra, Dublin 9

12 - 19 Goose Green Court are brand new 'A' rated energy efficient homes facing onto Grace Park Road. Spacious living and sleeping accommodation. Goose Green Court provides parking for up to 2 cars to the front with lawned rear garden. Goose Green Court benefit from having a 3 Zone Heating System to include Solar Panel's



**PRICES FROM: €465,000**

**12-19 Goose Green Court, Drumcondra, Dublin 9**

**Accommodation**

Hall  
 Guest w.c.  
 Living Room

Dining Room  
 Kitchen

Bedroom 1

En-Suite  
 Bedroom 2  
 Bedroom 3  
 Bedroom 4  
 Bathroom  
 Garden

Hard wood laminated floor leading to;  
 Fully tiled, wh.b. and w.c.  
 Hard wood laminated floor, marble fireplace surround with dual fuel inset. Television point.  
 Hard wood laminated floor, television point.  
 Lapado' Hard Wearing Excellent Quality Marble Gloss & Matt finish tiles. 'Legno' Raised Massello Panel soft close kitchen units.  
 SHOWHOUSE; Carpet Floor, television point and En-Suite.  
 Tilled floor with w.h.b., w.c. and shower.  
 Carpet floor, built in wardrobe & television point.  
 Carpet floor, built in wardrobe & television point.  
 Carpet floor, built in wardrobe & television point.  
 Fully tiled floor with w.c., w.h.b. and bath.  
 Cobblelock Drive to front to accommodate 2 cars and rear lawned garden.



**Some Features**

- A3 Energy Rated
- Two Zone Heating System
- Lapado Tiles
- Legno Raised Massello Panel soft close kitchen units.
- Bespoke Fitted Wardrobes
- G.F.C.H.
- Master Bedroom En-Suite
- Cobblelock front drive 2 space's

**Negotiator:** Richard Mullan  
**Viewing:** SHOWHOUSE OPEN 5th & 6th of July between 2 -4pm  
**Price From:** €465,000  
**Size:** 1400 ft<sup>2</sup>  
**BER:** BER: A3  
 BER No. XXX  
 Energy Performance Indicator: XXX kWh/m<sup>2</sup>/yr



Hall



Kitchen



Master Bedroom



Bedroom 2



Bedroom 3



Bedroom 4

