

FOR SALE

BY PRIVATE TREATY

**51 St. Brendans Crescent
Greenhills
Dublin 12
D12H5F6**



Three Bed Terraced House
c.105.4sq.m /1,134.52sq.ft

BER TBC

Price: €385,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this exquisite three bedroom extended family home to the market located on St. Brendan's Crescent, just off St. James Road, Dublin 12. The location is second to none as every conceivable amenity can be found within walking distance including local shops, shopping centres, primary & secondary schools, churches, bars and leisure facilities. A host of bus routes are on your doorstep and the M50 Motorway and Kylemore Luas stop are both very easily accessible within a couple of minutes by car. Interior living accommodation of c. 1,135 sq. ft. comprises of entrance hallway, lounge with under stairs storage, living room, extended kitchen/dining room, downstairs bathroom/utility room, three bedrooms and main family bathroom. No. 51 has been completely and utterly transformed in recent years by its current owner and is presented in no less than stunning condition throughout. No stone has been left unturned, including the addition of a rear extension housing a bright and airy kitchen/dining area and a most welcomed bathroom/utility space. The front is low maintenance with an imprint concrete driveway and room to park 2 cars. The lengthy rear garden comes with an alarmed garage with pedestrian access and is topped off with a sunny south easterly orientation. Do not miss this one! Call Ray Cooke Auctioneers today to arrange viewing.

FEATURES

- C. 1,135 sq ft
- STUNNING PROPERTY
- Completely refurbished in recent years
- Internally insulated (main house)
- New rear extension (fully insulated)
- Fully re wired and new fuse box
- Fully re plumbed
- Increased water storage and tank moved to under eaves to allow for future conversion of attic
- New gas boiler and central heating system
- Stove with back boiler to heat all rads and water
- Pumped water system
- Upgraded water cylinder with capacity to easily add connections for solar panels
- Smart heating system
- New alarm (smart mobile self monitored)
- All rooms plastered
- New floors
- Alarmed garage to rear with additional pedestrian access
- Dual showers in main bathroom
- Rain shower with additional electric shower
- Loft ladder and light installed in attic
- Mature and highly sought after location



ACCOMMODATION

FRONT

Large driveway in imprint concrete, room to park 2 cars

HALLWAY

3'x1.7' (9.8m x 5.5m)

Extended porch, laminate floor access to lounge, living room /playroom

LIVING/PLAYROOM

3.3'x3.3' (10.8m x 10.8m)

Ideal for variety of uses, laminate floor.



LOUNGE

5.2' x 4.1' (17m x 13.4m)

Under stair storage, laminate floor, feature fireplace with dual fuel stove, access to extended kitchen/ dining room.

EXTENDED KITCHEN/DINING ROOM

4.8' x 4.1' (15.7m x 13.4m)

Tiled floorthroughout, fitted kitchen access to courtyard and to downstairs bathroom/utility room double door to rear.



REAR

Rear garden c.16m long, not overlooked sunny southerly aspect access to garage (c.5 x 3.5)

BATHROOM

1.8' x 1.7' (5.9m x 5.5m)

Fully tiled fitted with wc, wash hand basin, shower unit.

BEDROOM 1

3' x 3.3' (9.8m x 10.8m)

Double bedroom to rear of property with carpet flooring and built in wardrobe.



BEDROOM 2

3.5' x 2.1' (11.4m x 6.8m)

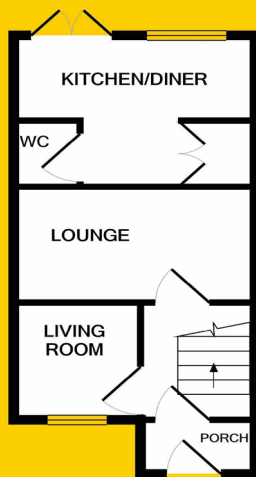
Single bedroom to the front of the property with carpet flooring, built in wardrobe.

BEDROOM 3

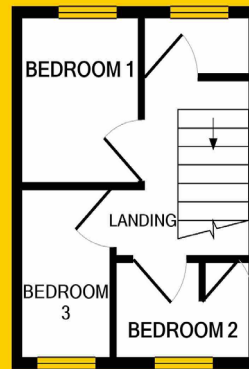
4.5' x 2.9' (14.7m x 9.5m)

Double room to front of property, carpet flooring built in wardrobe.





GROUND FLOOR



1ST FLOOR

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

Alternatively you can send an email to ross@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22
T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole
Shopping Centre,
Rathcoole, Co Dublin
T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24
T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W
T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11
T +353 (0)1 54 11 455
E finglas@raycooke.ie



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