

FOR SALE

BY PRIVATE TREATY

**5 Glasilawn Avenue
Glasnevin
Dublin 11
D11 DX79**



Three Bedroom Mid - Terrace
c. 117sq.m



Price: €439,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are proud to present this stunning three-bedroom mid terrace family home to the Glasnevin property market. This is a very popular residential road located off Ballygall Road East, an established area of Glasnevin where properties rarely come to the market.

This superb family home is located within a great catchment of both primary and secondary schools and is serviced by an excellent bus route offering a high frequency service to the City Centre. The M50 & Dublin International Airport are also most accessible making this a most strategically positioned home.

No. 5 also enjoys the benefit of its convenient position within walking distance to a choice of wonderful parks including the Botanic Gardens, Albert College and Johnstown Park. Sport and shopping facilities that can be found in the area include Glasnevin Lawn Tennis Club, Tolka Rovers, Na Fianna GAA, Charlestown Shopping Centre, Finglas Village, IKEA plus local shops on both Fitzmaurice Road and Glasnevin Avenue.

Internal living accommodation of c.117 sqm comprises of entrance hallway, fully fitted kitchen with dining area, living room to the front, storage closet and a downstairs bathroom all located on the ground floor. Upstairs hosts three generous sized bedrooms and a main family bathroom with a separate bath and walk in shower.

No. 5 comes to the market in turn key condition throughout with the added benefit of scope to extend and convert, Cobblelock front driveway, generous sized bedrooms, rewired & replumbed, attic insulation and a large sunny rear garden.

An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

FEATURES

c. 117 sqm

BER C1

3 bed / 2 bath

Cobblelock front driveway

Gas fired central heating

Double glazed windows throughout

Rewired and replumbed

Attic insulated

Generous sized bedrooms

Mature & sought after location

Pristine condition

Excellent primary & secondary schools in the area

Walking distance to Glasnevin village

Local shops and amenities close by

Easy access to M50 motorway

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

7'1" x 17'3" (2.16m x 5.26m)

Tiled flooring with access to the living room, kitchen and downstairs bathroom.

DOWNSTAIRS BATHROOM

3'3" x 4'9" (1.0m x 1.48m)

Tiled flooring with WC and WHB.

LIVING ROOM

10'3" x 15'3" (3.15m x 4.66m)

Timber flooring with fire place and access to kitchen.

KITCHEN/ DINING AREA

Kitchen 9'3" x 12'3" (2.82m x 3.76m)

Timber flooring with fitted units.

Dining Area 10'9" x 16'5" (3.32m x 5.02m)

Timber flooring with fire place and access to the rear garden.

BEDROOM 1

9'0" x 15'6" (2.75m x 4.74m)

Double bedroom to the rear of the property with timber flooring and built in wardrobes.

BEDROOM 2

9'0" x 16'2" (2.75m x 4.95m)

Double bedroom to the front of the property timber flooring and built in wardrobes.

BEDROOM 3

8'4" x 10'7" (2.56m x 3.26m)

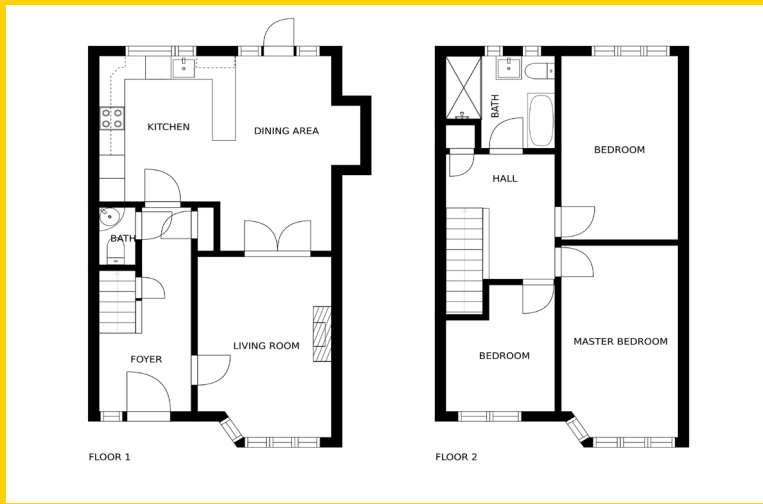
Single bedroom to the front of the property with carpet to floor.

BATHROOM

8'4" x 7'8" (2.56m x 2.37m)

Tiled flooring with WC, WHB and bath and shower.





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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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