

# FOR SALE

10 GLENAULIN GREEN,  
PALMERSTOWN, DUBLIN 20.

€290,000



## THREE BED SEMI DETACHED PLUS ATTIC CONVERSION

Welcome to no. 10, a first time buyers dream home. Situated in a cosy cul de sac, all necessary amenities are located close by including the extensive shopping facilities at Liffey Valley Shopping Centre as well as access to all major road networks are only a five minute drive away. This spacious property has been upgraded by the present owners with the addition of a large attic conversion.

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### DETAILS

A winner all round, BROE auctioneers are offering you the rare opportunity to purchase this bright and spacious semi detached home that is tucked away in this cosy cul de sac. A roomy three bedroom property with well-proportioned reception rooms downstairs plus large attic conversion. A perfect setting coupled with an ideal location. This superb property is in excellent decorative order and in walk in condition. The kitchen is fitted with an array of Oak style units leading to landscaped rear garden. Upstairs the theme of light and space continues with three fine sized bedrooms. The master bedroom is complete with an en-suite and fitted wardrobes in all three bedrooms. Palmerstown itself is approximately six miles from the city centre and has an excellent public transport system with a quality bus corridor to and from Dublin, close proximity to the M50 and N4. The area has an abundance of both primary and second level schools. Local shops are a short walk away and Liffey Valley Shopping Centre is a 5 min drive. An early viewing of this fine family home is highly recommended.

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## EXTRA FEATURES

- Gas fired central heating.
- Double glazed throughout.
- Cul de sac location
- Not overlooked to rear.
- Alarmed.
- Off street parking.

## LOCATION



## CONTACT DETAILS

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## 10 GLENAULIN GREEN, PALMERSTOWN, DUBLIN 20.

### Ground Floor

Entrance Hall	5.20m x 1.12m	Storm porch, laminated wood flooring, alarm panel, ceiling coving.
Living Room	4.93m x 3.55m	With feature open marble fireplace, laminated wood flooring, ceiling coving, bay effect window, T.V. point.
Kitchen/Dining room	4.69m x 4.16m	Great range of oak style floor and eye level units, ceramic/laminated flooring, ceiling coving, patio doors to rear garden.
Utility Room		Plumbed for washing machine, storage.

### First Floor

(1) Bedroom	4.17m x 2.67m	Build in Wardrobes, laminated wood flooring.
Ensuite	2.02m x 1.42m	WC, WHB & corner shower unit, fully tiled.
(2) Bedroom	3.26m x 2.09m	With fitted wardrobes, laminated wood flooring.
(3) Bedroom	3.24m x 2.44m	With fitted wardrobes, laminated wood flooring.
Attic	4.25m x 3.74	T&G flooring, recess lighting, Velux windows
Bathroom	1.90m x 1.79m	WC WHB and bath with electric Triton T90si shower, recess lighting, fully tiled walls & floor.



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