



GROUND FLOOR

1ST FLOOR

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BER E2

35 Lein Park, Artane, Dublin 5

72 m²

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Negotiator:
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PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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35 Lein Park, Artane, Dublin 5

DNG are delighted to represent the sale of 35 Lein Park, Artane, a well maintained two bedroom mid terraced home with a sunny south east facing rear garden. The property is situated along a quiet cul de sac just off Lein Road and has the benefit of private off street parking. Internally, the property has been well cared for and provides scope to extend to the rear.

The accommodation extends to a total floor area of c. 775 sq. ft. and comprises entrance hallway, living room, rear lounge, kitchen/dining room, 2 double bedrooms and a modern fully tiled bathroom.

Lein Park is a mature settled neighbourhood with a host of local amenities and services available on the doorstep. This includes a choice of excellent schools, sports and recreational facilities, local shops and transport services and Dublin city centre is approximately 6 km away.

Accommodation

Entrance Hallway - 3.69m x 1.95m
Laminate wood flooring, under stairs storage.

Living Room - 2.97m x 2.7m
Laminate wood flooring, original fireplace.

Rear Lounge - 4.23m x 3.01m
Laminate wood flooring, feature tiled fireplace (gas insert).

Kitchen / Dining Room - 3.24m x 1.97m
Tiled floor & splashback, fully fitted kitchen, door to rear garden.

Landing - 3.16m x 1.92m
Carpeted, hot-press off.

Bedroom 1 - 4.59m x 3.28m
Carpeted, built in wardrobe.

Bedroom 2 - 3.62m x 3.11m
Carpeted.

Bathroom - 2.33m x 1.66m
Fully tiled, WC, hand wash basin, corner double width electric shower.

Garden
Mature gardens with off street parking, c.50 ft long Walled in rear garden (south east facing) with block shed.

BER: E2
BER No. 110255361
Energy Performance Indicator: 350.59 kWh/m²/yr



Features

- Double glazed uPVC windows.
- Rewired in 2003.
- Connected to mains gas (no radiators).
- Off street parking.
- Sunny south east facing rear garden c. 50 ft. long.
- Quiet cu de sac location.

View By Appointment

Asking Price: €245,000

