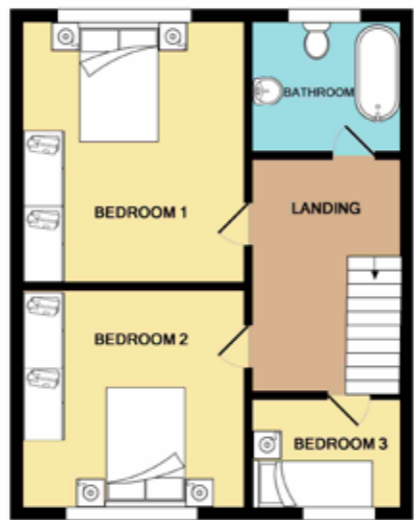




GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Negotiator:
David Tobin
PSL 002049



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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.

23 St Brendans Park, Coolock, Dublin 5

125 m²



23 St Brendans Park, Coolock, Dublin 5

DNG are delighted to present to the market no 23 St Brendan's Park, Coolock, Dublin 5. Rarely does such a superior home come to the market within such a convenient and accessible location. This home has everything to offer including space, design innovation, and safety. Whilst in need of some modernisation this property offers an excellent opportunity to any potential buyer to put their own personal stamp on it.

On entering the property you are greeted by a well-proportioned, bright hallway leading you to a light filled reception room. Just off the reception room is large dining room which provides access to the kitchen. From the kitchen we are lead out to the south facing rear garden with side access. A fully tiled bathroom with bath and separate power shower completes the downstairs accommodation. One of the main selling features in this home is the size of the bedrooms, as all bedrooms are an exceptional size which is hard to find. All three bedrooms are carpeted and offer great excellent storage space. A fully tiled bathroom completes the upstairs accommodation.

St Brendan's Park is a quiet, mature neighbourhood situated just off the Malahide road, 10-15 minutes drive to Dublin City Centre Dublin Airport and Malahide Village. Local amenities such as the Odeon Cinema, St Anne's Park, Artane Castle S.C., Northside S.C., and Clare Hall S.C. are all within a 5 minute drive. Excellent public transport links are on the doorstep providing direct access to the City Centre with the M50 and M1 motorways a 5-minute drive away. Viewing comes highly recommended.

Accommodation

Porch - 0.4m x 2.2m

Entrance Hallway - 4.2m x 2.2m
Carpet flooring

Living Room - 3.7m x 3.63m
Carpet floor , fireplace

Lounge - 4.09m x 3.63m
Carpet,

Kitchen - 3.005m x 5.669m
Laminate flooring,

Utility Room - 1.96m x 1.71m
Fully tiled and plumbed.

Bathroom - 3.02m x 3.18m

Fully tiled, hand wash basin, WC, bath, shower cubicle.

Bedroom 1 - 3.5m x 3.29m
Carpet, built in wardrobe.

Bedroom 2 - 4.2m x 3.29m
Carpet, built in wardrobe.

Bedroom 3 - 3.0m x 2.67m
Carpet , built in wardrobes

Bathroom - 2.2m x 3.0m
Fully tiled , power shower

Garden
Sunny south facing rear garden.

BER: D2

BER No. 110752607

Energy Performance Indicator: 299.89 kWh/m²/yr

Features

- Private south facing rear garden
- Off street parking
- Spacious accommodation throughout
- Gas Fired Central Heating
- Partially floored attic ideal for all your storage needs
- Close to all local amenities

View By Appointment

Asking Price: €375,000

