



70 Eden Villas, Glasthule, Co. Dublin

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ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to present 70 Eden Villas to the market. This beautifully presented two bedroom mid terrace home is ideally located within strolling distance of Glasthule Village and all its amenities.

No. 70 is presented in excellent condition throughout and boasts bright living accommodation. The property extends to approx. 63m² (676 sq.ft.) and briefly comprises entrance hallway, living/dining room, fully fitted kitchen, two bedrooms and shower room. Externally, the property has been well maintained with a sunny low maintenance rear garden. It also benefits from being fully alarmed and has off street parking for one car to the front.

Located in the heart of this mature and residential area, No. 70 is a short distance from Glasthule Village, which boasts a variety of restaurants, cafes, boutiques and a host of other local services that make everyday living a pleasure in a genuine village community. Dun Laoghaire Harbour is also within walking distance with its beautiful sea front walks, the new Lexicon library, the People's Park and many other amenities.

There is excellent public transport in the vicinity with both the DART and bus routes nearby. The highly acclaimed Harold National School is located around the corner from the property, there are also a myriad of other excellent schooling facilities in the area.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Two bedroom mid terrace house presented in excellent condition.
- » Extending to approx. 63m² / 676 sq.ft.
- » Gas fired central heating.
- » Original solid wood flooring.
- » Newly fitted carpets.
- » Cast iron fireplace.
- » Fully alarmed.
- » Ideal location close to Glasthule Village
- » Close distance from public transport links including Dart and bus.
- » Fine schools such as Harold NS, Rathdown and CBC Monkstown are located close by.



ACCOMMODATION

ENTRANCE HALLWAY

1.21m x 0.96m (3'97" x 3'15")

Welcoming entrance hallway with solid wooden floors and alarm panel. A new carpet lines the stairs leading to the first floor.

LIVING / DINING ROOM

3.27m x 6.29m (10'73" x 20'64")

Beautifully presented with feature cast iron fire place and coal effect gasfire inset, solid wooden floors, fitted shelving and recessed lighting. Door to the hotpress with shelving. Door to a clever storage press with fitted shelving ideal for storing a Hoover, shoes and hanging coats.

KITCHEN

4.2m x 2.17m (13'78 x 7'12)

Extended kitchen with shaker style wall and base fitted units flooded with natural light incorporating stainless steel sink, Zanussi five ring gas hob, extractor fan, Zanussi oven, Zanussi washer/dryer, Zanussi dishwasher and integrated fridge freezer. Feature hanging spot lights. Door to rear garden.

UPSTAIRS

LANDING

Newly fitted carpets on landing, access to attic. Clever fitted shelving unit above the stairs ideal for use as a book shelf.

BEDROOM 1

3.30m x 3.27m (10'83" x 10'76")

Spacious front aspect double bedroom with original solid wooden floor boards and feature cast iron fireplace. Recessed lighting.

BEDROOM 2

2.06m x 3.23m (6'76" x 10'6")

Double bedroom with built in wardrobe and fitted shelving.

SHOWER ROOM

1.98m x 1.40m (6'5" x 4'59")

Velux window allowing natural light to pour in with mosaic tiling to floor and splash back and incorporating w.c., Vilroy and Boch freestanding w.h.b., shower cubicle and heated towel rail.



OUTSIDE

To the front of the property is a driveway providing off street car parking for one car with a feature wooden panel to one side and bordered by hedging, mature shrubs and flower beds.

To the rear of the property is a sunny walled garden (4.4m x 5.6m) with raised beds delightfully stocked with a selection of flowers and mature shrubs. To one side there is a wooden seating unit that doubles as a storage chest, perfect for storing gardening tools. The south east facing garden is not overlooked and is ideal for entertaining on those long summer evenings.

BER DETAILS

BER Rating: E2

BER Number: 107539868

Energy Performance Indicator: 366.58 kWh/m2/yr

DIRECTIONS

Travelling from Dun Laoghaire direction along Corrig Road continue along Eden Road Upper. Take the right turn on to Harold Crescent, and continue on to Eden Villas.

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 668 0008 or email: info@huntersestateagent.ie

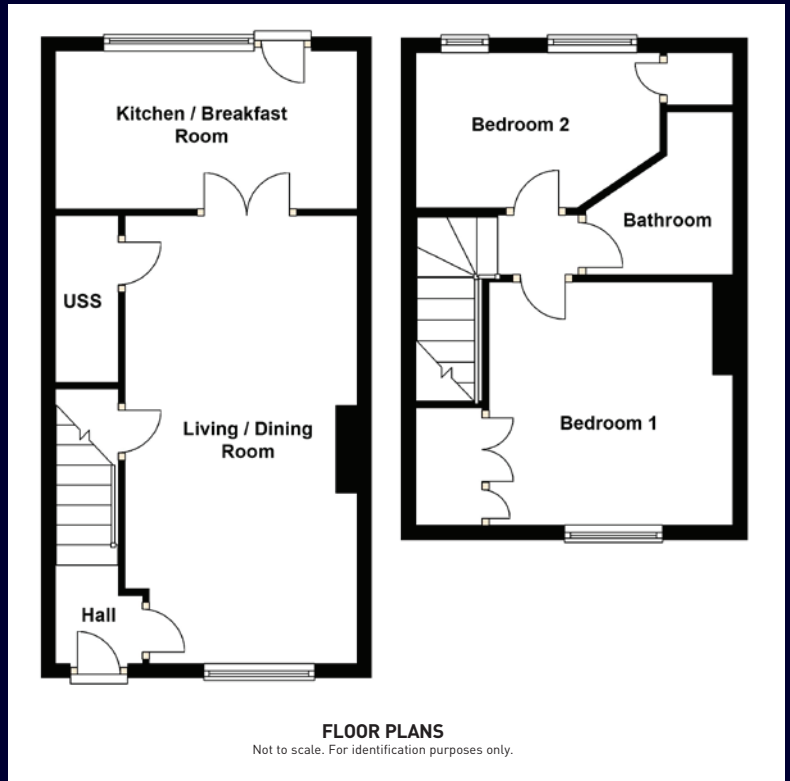
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