



**For Sale** *By Private Treaty*

**25 Willow Park Avenue,  
Glasnevin,  
Dublin 11,  
D11XC04**

**3 Bedroom | 2 Bathroom | Semi-Detached | 105 sq.m**

**Guide Price: €485,000**



Scan to view Property





## Description

Ray Cooke Auctioneers are delighted to introduce this bright and spacious three bedroom semi-detached family home with garage situated in the extremely sought after location of Willow Park Avenue to the Glasnevin market. This is a very popular residential road located off Glasnevin Avenue, an established area of Glasnevin where properties rarely come to the market. No. 25 also enjoys the benefit of its convenient position within walking distance to a host of amenities such as the Botanic Gardens, Na Fianna GAA Club, Tolka Rovers Football Club, Hampstead Park and Griffith Park. The Bons Secours Hospital, Glasnevin Cemetery and Dublin City University are within easy reach, a selection of nearby excellent primary and secondary schools are with a short walk including St Brigid's, Scoil Mobh , Glasnevin National School, Glasnevin Educate Together, NDNSP, Corpus Christi, Scoil Chaitr ona and Holy Faith and a well serviced direct bus route to the city centre.

No. 25 comes to the market in need of modernization but has the benefit of gas fired central heating, double glazed windows, three generous sized bedrooms and an extra-large sunny rear garden.

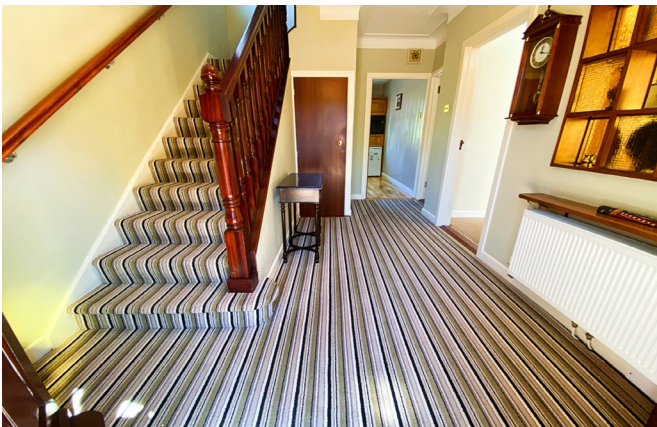
Airy and light filled interior living accommodation of c. 105sq.m comprises of a storm porch, entrance hallway, spacious lounge leading into a second reception room, fully fitted kitchen with dining and guest wc all located on the ground floor. Upstairs hosts three double bedrooms and main family bathroom.

This fine family home also has the added bonus of a large garage c.15sq.m to the side that could easily be converted and offer endless possibilities.

This properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Glasnevin's most sought after and family oriented locations. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

## Features

- c.105sq.m
- Garage of c.15sq.m
- Two reception rooms
- Gas fired central heating
- 3 bed/2 bath
- Feature fireplace in lounge
- Fully fitted kitchen with dining area
- Large sunny rear garden
- Generous sized bedrooms
- Massive potential
- Double glazed windows
- Ample off street parking
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Glasnevin and Finglas Villages
- Early viewing highly advised!!





## Accommodation

### Entrance Hall

Carpet to floor with access to all living areas.

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### Living Room

3.7m x 3.7m

Spacious living area carpet to floor with feature fireplace

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### Lounge

4.0m x 3.7m

Bright and spacious lounge area with carpet to floor and feature fireplace.

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### Kitchen

3.1m x 4.7m

Fully fitted kitchen wood effect laminate flooring with a range of floor and eye level units plumbed for washing machine.

### Bedroom 1

3.7m x 3.7m

Large double room to the rear of the property, carpet to flooring with fully fitter wardrobes.

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### Bedroom 2

3.6m x 3.5m

Double bedroom to the front of the property, carpet to floor with fitted wardrobes.

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### Bedroom 3

2.8m x 2.7m

Single bedroom to the front of the property with carpet to floor and fitted wardrobes.

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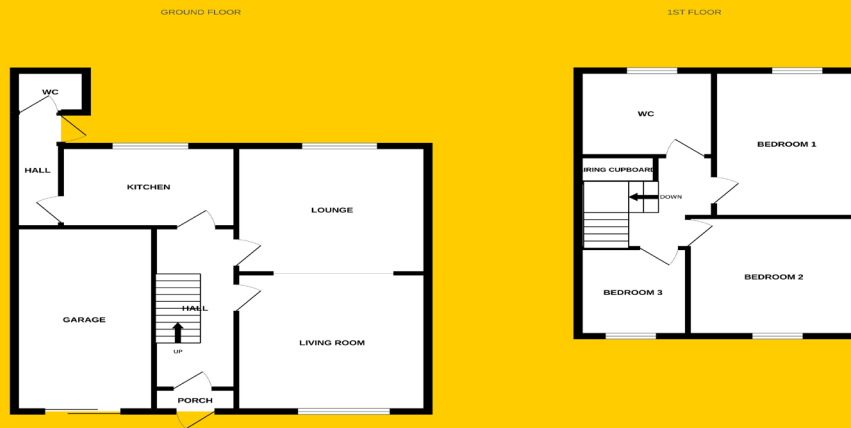
### Bathroom

2.2m x 2.7m

Fully tiled with shower, WC and WHB



# Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and approximated where appropriate to provide clarity and save space. Made with Metaphor 2022.

## Negotiator

**Eimhin O'donnell**  
01 541 1455 or 086 013 6918  
Email: [eimhin@raycooke.ie](mailto:eimhin@raycooke.ie)



## 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.

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Please call: **01 40 30 720 or 087 99 44 036**

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