



DOWLING PROPERTY

Dowling Property

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16 St Pappin's Road, Glasnevin, Dublin 11, D11F832

A Solid 3 Bed Semi With Large South Facing Rear Garden

A.M.V €424,950

BER E2



****As Per Instructions Of The Executors.****

Welcome to No.16. Located in this highly sought after location, is where you will find this solid, 3 bedroomed, semi-detached home for sale. This fine home boasts a south facing aspect and benefits from a large rear garden which extends to c.28 meters long.

The accommodation extends to c.90 sq.mt and benefits from 3 generous sized bedrooms, along with a well proportioned sitting room and large kitchen/living area. The heating is gas and has 2 fireplaces which would be ideal for the insertion of a wood burning stoves.

The location is a real highlight and is positioned just a short distance to the gates of D.C.U. and to a host of amenities the area has to offer. There is a bus stop located on your doorstep making it ideal access to the city centre. With its solid build quality and unrivaled location, we must now advise on early viewings, as homes in this area are highly sought after.



www.myhome.ie/4660821

Accommodation is bright and spacious and briefly consists of entrance hallway, sitting room, kitchen/living room and rear porch. Upstairs are 3 bedrooms and bathroom.

All amenities are located on your doorstep including schools, shops. D.C.U., restaurants and public transport.

Accommodation

Entrance Hallway	3.95m x 1.77m	A welcoming hallway with phone point.
Sitting Rom	5.08m x 3.02m	A well proportioned room with attractive fireplace with gas fire insert. T.V. point, ceiling coving with centre rose.
Kitchen/Living Room Max Measure	5.09m x 5.20m	This large living room incorporates a kitchen and dining area. Traditional fireplace with gas fire insert. Built in storage units. Door to outside. Dining table and 4 chairs. 2 seater sofa, fridge/freezer, washing machine and cooker.
Rear Porch	1.80m x 1.18m	Door to garden.
Upstairs Landing	3.10m x 1.78m	Gallery staircase with large landing area.
Master Bed	5.07m x 3.08m	A generous sized master bedroom with dual aspect to front and rear of the house. Double bed and free standing wardrobe.
Bed 2 (Rear)	3.19m x 2.17m	Single bedroom.
Bed 3 (Rear)	3.20m x 2.76m	Double bedroom with free standing wardrobe.
Bathroom	2.31m x 1.76m	Fully tiled floor and walls with walk in shower with electric shower. W.C. and wash hand basin.
Outside Front	8.72m x 10.18m	Fully walled with gated off-street parking. Selection of mature shrubs and plants. Gated side entrance.
Rear Garden	28.0m x 10.38m	A real highlight of this home is this large south rear garden which extends to c.28 meters long. Mature trees and shrubs. Laid to lawn.

Features

- Highly Sought After Location
- Large South Facing Rear Garden c.28 m. Long
- Gas Heating
- Off Street Parking
- Accommodation Extends To c.90 sq.mt.
- Generous Sized Bedrooms
- Located Just Across From D.C.U.
- Bus Stop Outside The Door
- Mature Gardens



BER Details

BER: E2

To Include

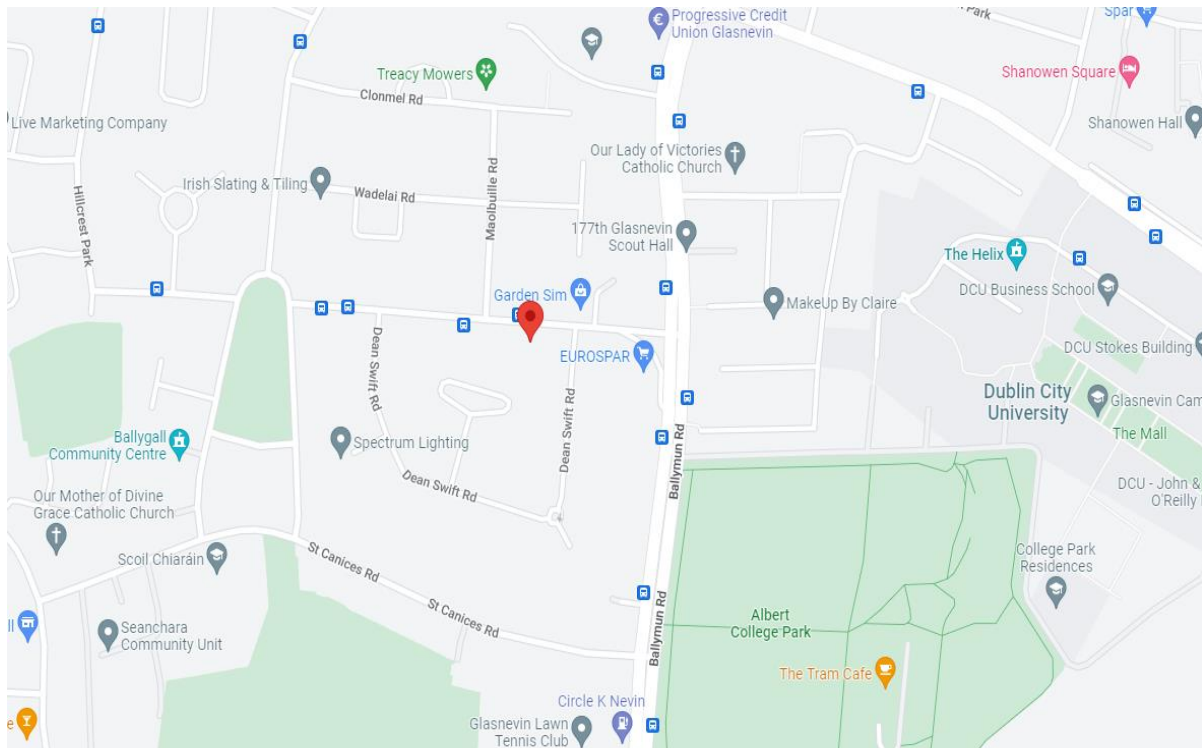
Carpets, Curtains, Dining table and 4 chairs, 2 Seater Sofa, Fridge/freezer, Washing Machine, Cooker, Double Bed and 2 Free Standing Wardrobes.

Viewing

Strictly By Appointment Only

Directions

D11 F832







Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies.

The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.

