

FOR SALE BY PRIVATE TREATY

# 42 O'DONNELL GARDENS

GLASTHULE CO. DUBLIN A96 E6H9

Asking Price

€475,000



**Tom  
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ESTATE AGENT

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## 3 Bed - 1 Bath 80sqm / 873sqft

ASKING PRICE €475,000

Situated on the corner of O'Donnell Gardens and Eden Road Lower, beside Glasthule Village, the Sea and the Dart this charming 1930's 3 bed semi-detached house is sure to appeal to those seeking a quality home in such an amenity rich location.

The accommodation has been extended to the front, side and rear and comprises an entrance porch, hall, living room, kitchen / diner to the rear and bathroom on the ground floor. Upstairs there are three bedrooms.

There is off street parking to the front and a suntrap side garden with a passageway to the rear patio garden with block built shed.

While the property is in need of some updating and modernisation the discerning purchaser will have the opportunity to put their mark on this property. Many of the neighbouring properties have undergone stylish transformations in recent years.

The convenience of this location cannot be overstated - It is surrounded by every amenity including excellent schools, quality local shopping, plenty of open green spaces and playgrounds, sports and leisure clubs, superb transport links and all the coastline has to offer from the Forty Foot to Dun Laoghaire Pier.

**BER**

G

No. 115607111

460.3 kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Porch

With tiled floors, timber panelling and picture window overlooking the green to the front.

## Living Room

With carpet flooring, fitted shelving and feature fireplace. Understairs storage press.

## Kitchen / Diner

With a range of fitted shaker style units and integrated appliances.

## Bathroom

Bath with overhead shower, w.c., w.h.b. and hotpress.

## Bedroom (1)

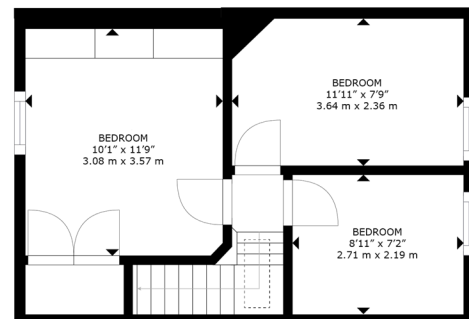
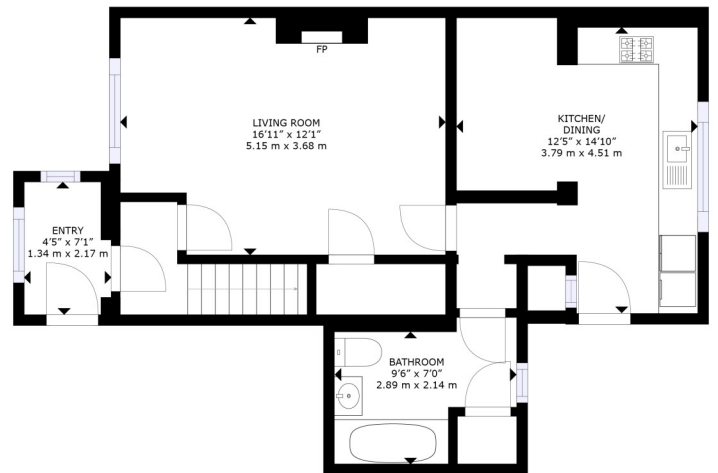
Double bedroom to the front with fitted floor to ceiling wardrobes.

## Bedroom (2)

Single room to the rear with carpet flooring.

## Bedroom (3)

Single room to the rear with carpet flooring.



Not to scale. For identification only.

## FEATURES

- Great location
- Adjacent to Glasthule Village
- Close to the Sea and Dart
- Oil fired central heating
- Off street parking



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Negotiator

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