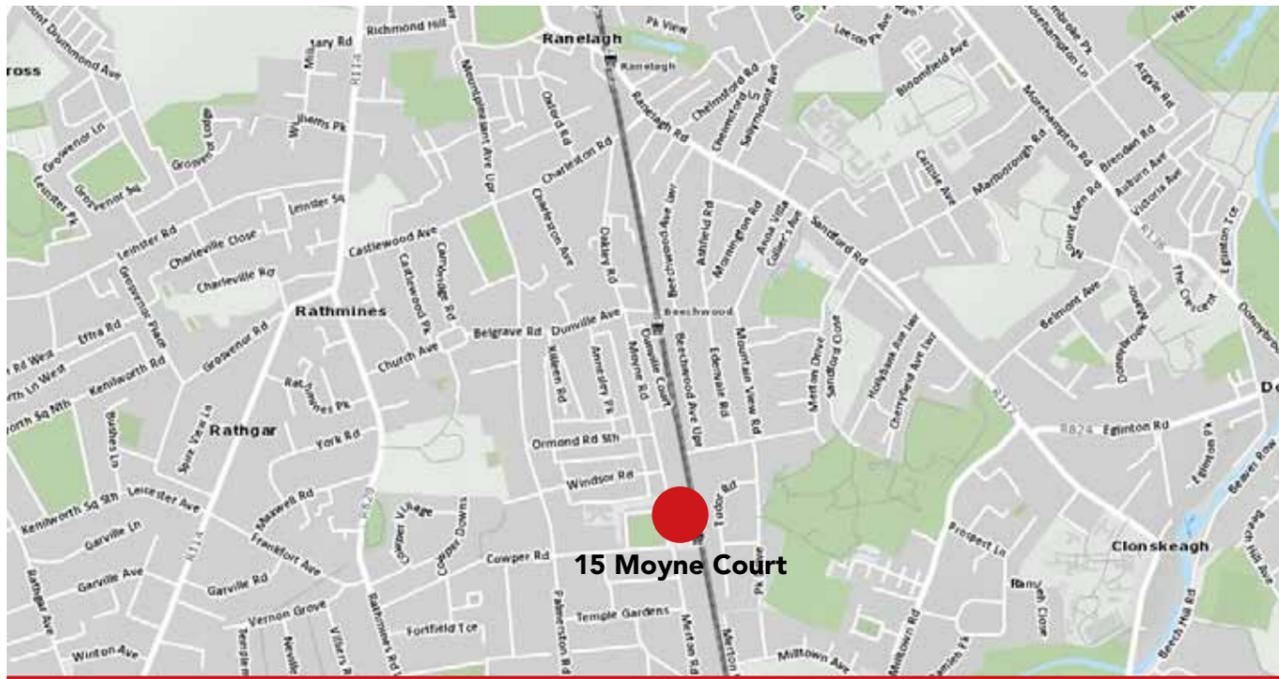


BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4



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Tel: 01 260 2520 • Fax: 01 260 2339

Viewing is strictly by appointment through the above Company as Sole Agents.

Managing Director: Marc McGrath BSc MSCSI MRICS

Director: Ger O'Callaghan BBS BSc MSCSI

Arthur F Bennett & Company Limited Registered in Dublin Ireland Number 23598

PSRA No. 002091



BER E2

15 MOYNE COURT, MOYNE ROAD, RANELAGH, DUBLIN 6

- Charming detached two bed bungalow
- Off street parking
- Private development off Moyne Road
- Total floor area c. 58 sq.m.
- Sunny south facing side and private rear garden with side access

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These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor/lessor does not make or give nor is Arthur F. Bennett & Co Ltd T/a Bennetts or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must easily satisfy him/herself by inspection or otherwise as to the correctness of each item.

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DESCRIPTION

Number 15 is a spacious and bright two bedroomed bungalow totalling approx. 58 sqm nestled away at the end of a quiet cul de sac within this ever popular, peaceful enclave within minutes walk of Ranelagh and Rathmines villages. Ideal for someone looking to down size, this property offers a spacious living room, a well fitted out kitchen/dining room, two spacious and cosy bedrooms and the main family bathroom. The property also benefits from side access to the private south facing rear and side garden.

There is off street parking for one car.

LOCATION

Moyne Road is one of Ranelagh's most desirable and sought-after roads due in no small part to its excellent location. It is within a gentle stroll of Ranelagh Village and a stone's throw to great local shopping at Dunville Avenue, where many great restaurants, shops and a host of other local services and amenities make everyday living a pleasure in a true village community. The Beechwood Luas stop is also a short stroll away allowing easy access to

town. The location of this desirable home is superb, providing the discerning purchaser with a wealth of amenities on their doorstep both social and essential.

CONTACT

For further information or viewing arrangements contact: Nigel Bennett - Tel: 01 2602520 or Email: nigel@bennettsauctioneers.ie



ACCOMMODATION

Ground floor

Entrance porch: tiled flooring

Living room: 3.96m x 4.45m wood flooring, feature gas fireplace with brick outlay

Kitchen/Dining: 2.85m x 4.42m tiled flooring, range of fitted units, electric hob, oven, fridge/freezer, washer/dryer and dishwasher, glazed sliding doors to rear patio.

Hall: 2.72m x 0.90m wood flooring

Bedroom 1: 3.24m x 3.56m wood flooring, dual aspect, fitted wardrobes

Bathroom: 2.0m x 1.65m tiled flooring, w.h.b., w.c., electric shower unit, bath

Bedroom 2: 3.96m x 2.62m wood flooring, fitted wardrobes

Attic space: floored for storage

Exterior

To the rear, a good sized secluded south facing garden with patio. Side access with off street parking for one car. Mature shrubbery to front.



Asking Price: €595,000

BER DETAILS

BER E2 BER No 102381712

Energy Performance Indicator: 350.19 kWh/m²/yr

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