

# BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4



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

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PSRA No. 002091

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BER E2

## 15 MOYNE COURT, MOYNE ROAD, RANELAGH, DUBLIN 6

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

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# FOR SALE

BY PRIVATE TREATY

01 260 2520  
info@bennettsauctioneers.ie



## 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

Moynes 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](mailto: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.



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**Asking Price: €595,000**

### BER DETAILS

**BER E2** BER No 102381712

Energy Performance Indicator: 350.19 kWh/m<sup>2</sup>/yr

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