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33 LIMWOOD PARK RAHENY DUBLIN 5 D05 Y2V4



Location

The property is excellently located just off the R104 Tonlegee Road and is within close proximity to all local amenities. The R107 Malahide Road as well as the M50 and M1 Motorways are within a short distance, and a number of bus routes serve the area. There are also the nearby DART & train stations at Harmonstown, Raheny, Kilbarrack & Howth Junction.

Get in Touch



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Address:
**Trident House, Dublin Road,
Naas, Co. Kildare**

FOR SALE BY ONLINE AUCTION

4 BEDROOM SEMI-DETACHED HOUSE



Auction Details

Tuesday 26th March 2024 @ 3pm

online via www.oneillandco.ie using:



Please note perspective bidders shall be required to register in advance in order to bid.

Solicitors with carriage of sale



GORE & GRIMES
SOLICITORS LLP

Percy Place
Ballsbridge



Dublin 4
D04 T253

Ph: 01 872 9299



Reference: Jack Keogh

Accommodation

Description	Dimensions (m)	Floor Area
Reception Room 1	3.646 X 3.642	13.28 sq. m. (143 sq. ft.)
Reception Room 2	3.646 X 4.089	14.9 sq. m. (160 sq. ft.)
Dining Room	2.769 X 4.678	12.95 sq. m. (139 sq. ft.)
Kitchen	2.717 X 2.769	7.52 sq. m. (81 sq. ft.)
Gr. Fl. Front Extension (1)	3.776 X 3.978	15 sq. m. (161 sq. ft.)
Gr. Fl. Front Extension (2)	2.465 X 2.856	7.04 sq. m. (76 sq. ft.)
Gr. Fl. Rear Extension (1)	3.943 X 3.913	15.43 sq. m. (166 sq. ft.)
Master Bedroom	4 X 3.65	14.6 sq. m. (157 sq. ft.)
Bedroom 2	3.713 X 3.051	11.33 sq. m. (122 sq. ft.)
Bedroom 3	2.571 X 2.613	6.72 sq. m. (72 sq. ft.)
Bedroom 4	2.772 X 2.62	7.26 sq. m. (78 sq. ft.)
Bathroom	1.78 X 1.94	3.45 sq. m. (37 sq. ft.)
Halls / Landing / Ancillary	N/A	26.32 sq. m. (283 sq. ft.)

Total Floor Area

155.8 sq. m. (1,677 sq. ft.)

BER



Viewing

Strictly by appointment only





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GUIDE PRICE

€375,000

Description

The property comprises a 4/5 bedroom semi-detached house set in a highly sought after mature residential location with off street parking and a garage providing secure access to the rear.

The accommodation is arranged as entrance hall, 2 No. large reception rooms, dining room, kitchen, with 2 further rooms at ground floor level which could be used as a bedroom & study. Upstairs there are four bedrooms (1 of which has an ensuite w/c), and a family bathroom.

The unusually large rear garden extends to approximately 0.2 acres - providing lots of potential for extending the property further. The property has an intruder alarm, is heated with oil fired central heating and has double glazed uPVC windows throughout.

Viewing is highly recommended.

Property Features

- Ideal large family home
- Site Extending to c. 0.27 acres
- Quiet cul-de-sac setting
- Off-street parking & garage
- Development Potential

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BER



Viewing

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