

43 Tonlegree Drive | Raheny | D05 FTP2



Asking Price €475,000

Extended family home in the heart of Dublin 5. Bright spacious accommodation including an attic conversion.

Double glazed uPVC windows and oil fired central heating.

St. Annes Park, Donaghmede and Clarehall Shopping centres are within easy reach.

Good transport links to the City Centre.



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PSR Licence No. 001459



Accommodation

ENTRANCE HALL

With under stairs storage

LIVINGROOM: 3.6m x 3.6m

Front reception room with marble fireplace to open fire. Timber floor and ceiling coving. Double doors to . . .

DININGROOM: 4.1m x 3.6m

Rear reception room with ceiling coving and timber floor.

LOUNGE: 2.9m x 3.6m

With tiled fireplace and hot press.

KITCHEN: 3.7m x 3.5m

With floor and eye level kitchen presses. Integrated oven, hob and extractor fan. Stainless steel sink unit with tiled splashback. Integrated fridge. Door to rear garden and garage.

BEDROOM 1: 4.1m x 3.0m

Double bedroom located to the rear of the property with wall to wall fitted wardrobes and vanity unit.

BEDROOM 2: 3.7m x 3.6m

Front bedroom.

BEDROOM 3: 2.6m x 2.6m

Front bedroom.

SHOWER ROOM: 1.8m x 1.6m

With w.c., wash hand basin and large shower. Fully tiled walls and floor.

ATTIC: 5.3m x 3.4m

With ample storage space.

GARAGE: 5.4m x 2.5m

With oil burner for heating.

TOTAL FLOOR AREA 123 sqm (including Attic)

OUTSIDE

Drive-in to the front of the property. Mature rear garden with range of trees, plants and shrubs. The garden has a sunny patio area to the rear and the remainder of the garden is laid in lawn. Outside toilet and utility which is plumbed for the washing machine. Outside tap and security lighting.



Special Features

Garage to side.
 Extended accommodation
 Attic conversion
 Mature garden with range of shrubs & plants
 Less than a 20min walk to Raheny Dart Station
 Range of buses available on the Tonlegee Road
 Range of schools close by
 Donaghmede & Clarehall Shopping centre in close proximity
 Within easy reach of St Anne's Park

GENERAL POINTS: SERVICES: UTILITIES

BER is a D2 and the number is 112792973.
 The property has Oil Central Heating and double-glazed windows.



Measurements Deemed Highly Reliable But Not Guaranteed.

