

FOR SALE BY PRIVATE TREATY



**61 WILLOW FIELD,
PARK AVENUE,
SANDYMOUNT,
DUBLIN 4**



DESCRIPTION

A very attractive two bedroom bungalow located off hugely sought after Park Avenue in a quiet cul de sac. Presented in turn-key condition this bungalow is ideal for the first time buyer or downsizer alike being just a short walk from the sea at Sandymount Strand and the DART station at Sydney Parade. The property benefits from well-proportioned rooms, an abundance of natural light and one designated car parking space. To the rear the property is west facing and there is a storage shed housing the gas fired boiler and plumbing for a washing machine. The property is surrounded by meticulously maintained communal gardens. The accommodation briefly comprises entrance hall, living/dining room, separate kitchen, master bedroom with built-in wardrobes and access to communal gardens, second bedroom with built-in wardrobes and bathroom with electric shower. Must be viewed to be appreciated.

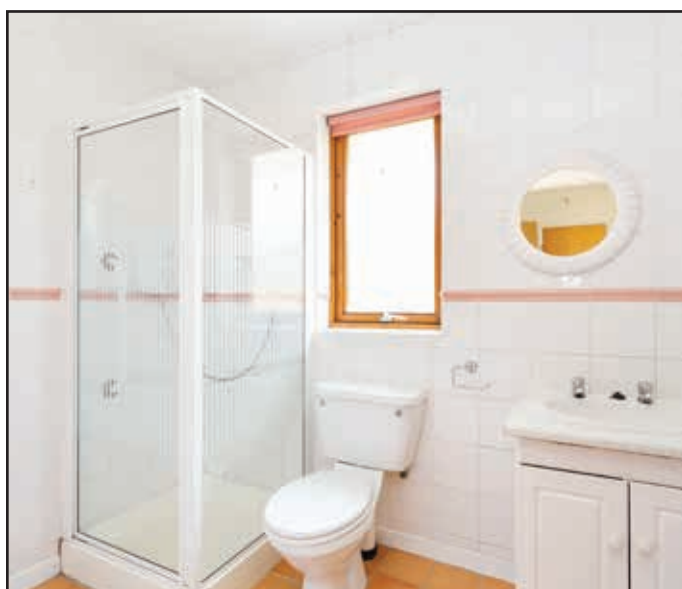


LOCATION

Willow Field is a quiet and well-maintained development of two storey townhouses and bungalows situated off Park Avenue in Sandymount. The location could not be better with Sandymount village a short walk away providing shops, restaurants and coffee shops. Recreational amenities include Sandymount Strand and the nearby Aviva Stadium. St. Stephen's Green is approximately 5km distance away. Transport links are provided by Sydney Parade DART station and Dublin Bus.

SPECIAL FEATURES

- Generously proportioned rooms
- Separate kitchen
- Access to communal gardens
- West facing to rear
- Gas fired heating
- One designated car parking space
- Close to Sydney Parade DART station
- Within walking distance of Sandymount Village



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ACCOMMODATION

Entrance hall (1.72m x 1.05m) tiled flooring.

Dining area (2.55m x 1.85m) laminate flooring.

Kitchen (3.50m x 1.70m) tiled floor, range of wall and floor units.

Living room (5.65m x 2.85m) laminate flooring, fireplace with gas fire inset.

Lobby (1.82m x 1.20m) access to hot press.

Master bedroom (4.16m x 2.65m) built-in wardrobes, door to rear communal gardens.

Bedroom 2 (4.16m x 2.00m) built-in wardrobes.

Bathroom (2.38m x 1.75m) tiled floor, wc, whb, shower cubicle with Mira Elite QT shower.



VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Emer Costello

FLOOR AREA

c. 57 sq. m.

BER RATING

E2



Everything we touch turns to...

ALL ENQUIRIES

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Portobello, Dublin 8**

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