

FOR SALE BY PRIVATE TREATY

# 13 O'DONNELL GARDENS

GLASTHULE, CO. DUBLIN A96 R2X4

Asking Price

**€695,000**



**Tom  
O'Higgins**  
ESTATE AGENT

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# 3 Bed Mid-Terrace With Garden Studio

**ASKING PRICE €695,000**

13 O'Donnell Gardens is a superbly presented three-bedroom mid-terrace home in the heart of Glasthule. The property has been extended and upgraded throughout and offers bright, well-proportioned accommodation with a sunny south-facing garden and the benefit of off-street parking.

The entrance hall leads to a welcoming family room to the front with laminate flooring, recessed lighting and excellent fitted storage. To the rear, the extended kitchen and dining area feature tiled flooring, a modern range of wall and floor units, wooden countertops, a Belfast sink and breakfast bar. French doors open to the south-facing garden, which includes a patio area and synthetic lawn, ideal for outdoor dining and relaxation.

At the end of the garden is a detached studio, suitable for use as a home office or playroom. It includes a kitchenette and a shower room with w.c. and w.h.b.

Upstairs there are three bedrooms and a well-appointed bathroom with w.c., w.h.b. and shower.

Located beside Glasthule village, this house is within a short walk of the DART station, the seafront, schools, church, and an excellent range of local shops, cafés, restaurants and pubs. The People's Park and its popular Sunday market are also just a few minutes away.

## FEATURES

- Excellent location
- Off street parking
- Extended and upgraded throughout
- Detached garden studio
- Well-presented accommodation
- Gas fired central heating
- South facing garden to the rear



# ACCOMMODATION

## Hall

### Family Room

To the front. Laminate flooring, excellent fitted storage, recessed lighting.

### Kitchen / Diner

To the rear and has been extended. Tiled flooring. Modern fitted kitchen with a range of fitted wall and floor units, tiled splashback, wooden countertops, Belfast sink and breakfast bar. Integrated appliances. Double doors to rear garden

### Garden Studio

An ideal home office or play room with kitchenette and shower room with w.c. and w.h.b.

### Bedroom (1)

A bright room with fitted wardrobes.

### Bathroom

A well appointed bathroom with w.c., w.h.b and shower.

### Bedroom (2)

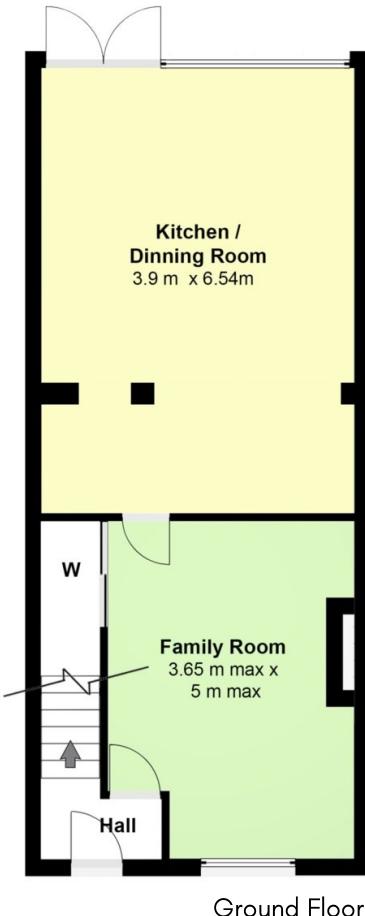
To the front.

### Bedroom (3)

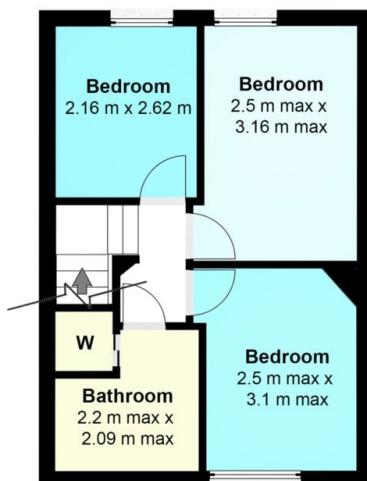
To the rear.

## BER

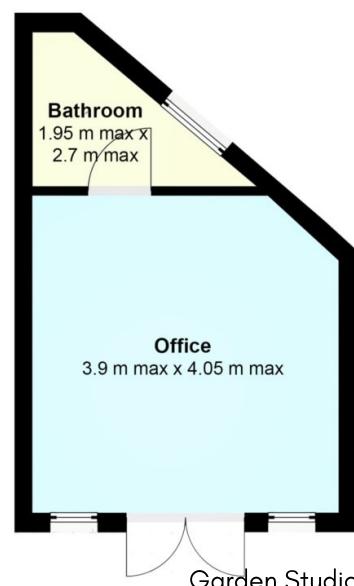
**BER** B2 No: 101217248 111.86 kWh/m<sup>2</sup>/yr



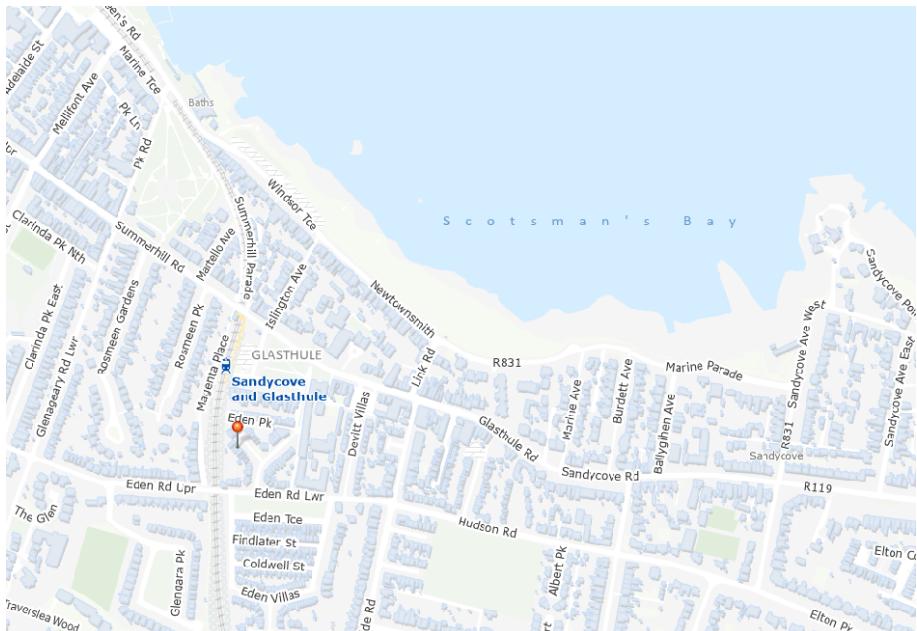
Ground Floor



First Floor



Garden Studio



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