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22 Grange Park Close, Raheny, Dublin 5

95 m²

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Negotiator:
David Tobin
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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22 Grange Park Close, Raheny, Dublin 5

DNG are delighted to represent the sale of 22 Grange Park Close, Dublin 5, a solid three bedroom semi-detached family home in a prime location. This home has everything to offer including space, design innovation, and safety. Whilst in need of some modernisation this property offers an excellent opportunity to any potential buyer to put their own personal stamp on it.

The accommodation extends to a total floor area of c. 1,023 sq. ft. and comprises hallway, living room, kitchen, dining room, 3 large bedrooms, and a family bathroom. The property also benefits from a large rear garden.

This superb property is located within a short stroll (1 mile) of Raheny Village with excellent primary and secondary schools, shops, sports and recreational facilities, boutique restaurants, cafes and public transport services. Both Raheny and Kilbarrack DART Stations are closeby giving direct access to the City Centre. Viewing is highly recommended to appreciate this special family home.

Accommodation

Entrance Porch -
Sliding door.

Entrance Hallway - 3.8m x 2.0m
Laminate wood flooring, floor to ceiling window, storage cupboard, stairs to first floor.

Living Room - 4.1m x 4.0m
Laminate wood flooring, feature fire place, timber paneling to wall, large window to front, double doors to dining room.

Dining Room - 3.3m x 3.2m
Laminate wood flooring, floor to ceiling window to rear, door to kitchen.

Kitchen - 3.3m x 2.7m
Tiled floor, wall and base units, tiled surround, door to rear garden.

Landing -
Carpet to floor, trap door to attic, hot press located off, window on return.

Bedroom 1 - 3.8m x 3.5m
Carpet to floor, ample storage space, window to front.

Bedroom 2 - 3.8m x 3.2m
Laminate wood flooring, ample storage space, wash hand basin, window to rear.

Bedroom 3 - 2.8m x 2.5m
Laminate wood flooring, large window to front.

Bathroom - 2.1m x 1.7m
Fully tiled, WC, wash hand basin, shower, frosted window to rear.

External -
Front; walled boundary, cast iron gates, side access to rear with vehicular access to garage.

Rear; walled boundary, paved area, wall divide to a variety of plants, shrubs and flower beds, block built garden shed.

BER: F
BER No. 111561239
Energy Performance Indicator: 408.36 kWh/m²/yr

Features

- Gas fired central heating.
- Spacious accommodation throughout.
- Two reception rooms.
- Sought after location.
- Garage to rear.
- Close to all local amenities.

View By Appointment

Asking Price: €365,000

