



**13 WATERMILL DRIVE, RAHENY, DUBLIN 5**

CHARMING 3 BED END OF TERRACE FAMILY HOME

**BER E1**

**REA**  
**GRIMES**

## FOR SALE BY PRIVATE TREATY

### 13 Watermill Drive, Raheny, Dublin 5

#### SPECIAL FEATURES

- Charming 3 bed end of terrace family home
- Approx. 87 sq m / 936 sq ft
- Quiet and established area
- Convenient and sought-after location
- Side access to the rear garden
- Approx. 7 minutes' walk to Raheny DART station

#### DESCRIPTION

REA Grimes are delighted to present 13 Watermill Drive to the market, a bright and charming 3 bed end of terrace family home in this sought-after area. This lovely home was built in the 1950's and is sure to appeal to a discerning purchaser looking to find a delightful family home. The location is second to none and all amenities a family could want are within walking distance. Rarely does such a fine property in this excellent location become available.

The bright accommodation extends to approx. 87 sq m / 936 sq ft and comprises in brief of an entrance hall, interconnecting living and dining rooms, as well as a kitchen downstairs. While upstairs there are 3 bedrooms – 2 double bedrooms and a single – and a family bathroom. The property further benefits from front and rear gardens, off-street parking to the front, and side access to the rear garden. The rear garden houses a block built shed with electricity connection and double doors.

Situated in this fantastic location just a stones' throw from Raheny village centre, the location couldn't be better. St Anne's Park with its numerous amenities is only a 5 minute walk from this the property, and Clontarf promenade / coastal walkway and cycle path are within walking distance as is North Bull Island. There is an excellent choice of both primary and secondary schools in the vicinity. The area is well serviced by excellent transport links to the City Centre and beyond, with Raheny DART station being approx. a 7 minute walk, and there is also a quality bus corridor on the Howth Road. The M50 / M1 and Dublin Airport are also within a short drive.



## ACCOMMODATION

### Entrance Hall:

Bright and welcoming entrance hall complete with wooden floor, under stairs storage and coat cupboard

### Dining Room:

Large bright room overlooking the front garden, complete with wooden flooring, leading directly into the living room

### Living Room:

Following on from the dining room, this bright room overlooks the private rear garden and is complete with wooden flooring and an open fire with wooden and granite surround and granite hearth

### Kitchen:

With tiled walls and a range of built in kitchen units at eye and counter level, the back door leads into the garden

### Bedroom 1:

Large double bedroom overlooking the front garden, complete with built in wardrobes

### Bedroom 2:

Large bright double bedroom overlooking the rear garden, with built in wardrobes

### Bedroom 3:

Generous single bedroom overlooking the front garden, and also houses the hot press and condenser boiler

### Family Bathroom:

Fully tiled bathroom with wash hand basin, W.C. and shower with waterfall head



## OUTSIDE:

To the front is a grassed lawn with a separate driveway providing off street parking. To the rear is a garden laid out in gravel and paving, complete with rear access via a gate. There is a block built shed complete with double doors and electricity connection in the rear garden.

## SERVICES:

- Gas fired central heating
- Double glazed windows throughout
- Side access to the rear garden
- Gardens to front and rear

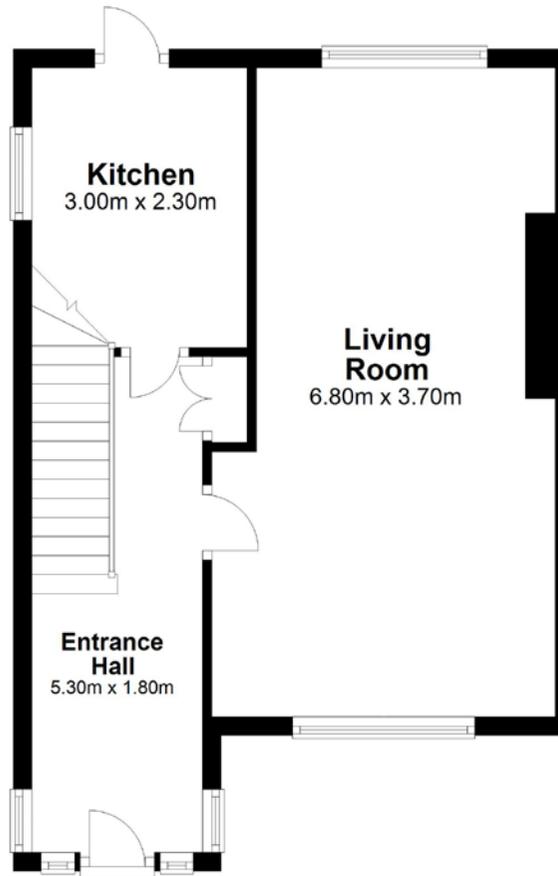
## BER DETAILS

BER: E1

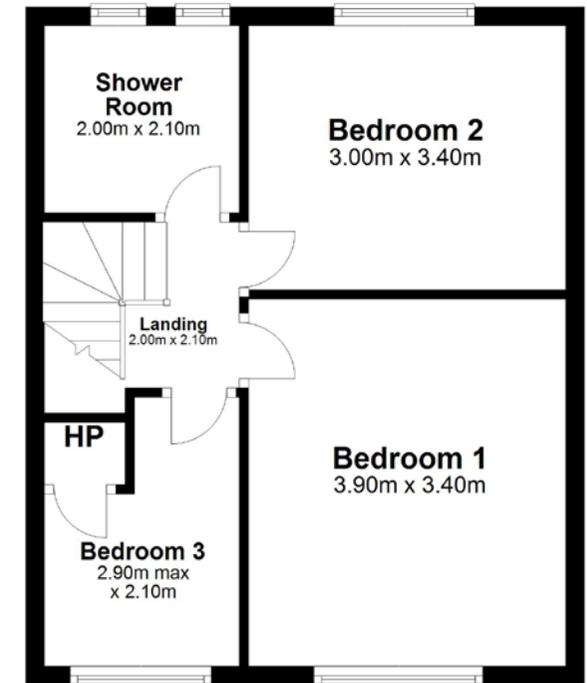
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Energy Performance Indicator: 323.29 kWh/m<sup>2</sup>/yr

## Ground Floor



## First Floor



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



### REA Grimes

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