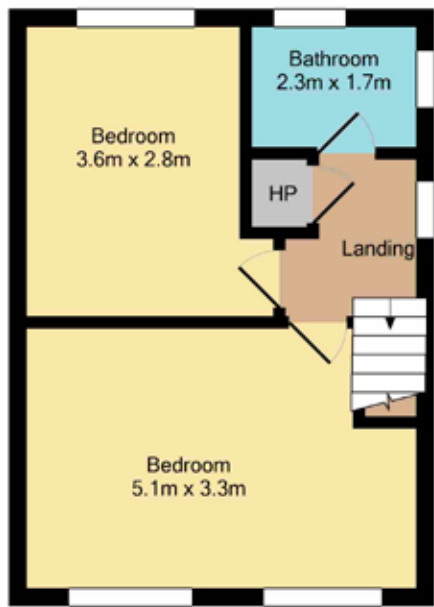


GROUND FLOOR



1ST FLOOR

FOR REFERENCE PURPOSES ONLY
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Negotiator:
Austin Reynoldsl
PSL 002049



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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



30 Lough Derg Road, Raheny, Dublin 5

76 m²



30 Lough Derg Road, Raheny, Dublin 5

DNG Estate Agents are delighted to present No. 30 Lough Derg Road to the market. This fine end of terrace residence is ideally located in a quiet and mature enclave overlooking a green area and benefiting from a large rear garden with side access.

The property incorporates a bright interior that blends with the original features of the day such as coving to ceiling and feature fireplaces. Accommodation comprises of: entrance hallway, living room, kitchen, two spacious bedrooms and a family bathroom.

This property is sure to appeal to owner occupiers and investors alike with good local schools in the catchment area, excellent amenities with easy access to Dublin airport and the motorway network.

The property is situated in a most desirable location; Lough Derg Road is located within close proximity of a wealth of amenities including the Donaghmede S.C., Raheny village, a selection of schools and recreational facilities and many transport services run directly by including the DART in Raheny and Dublin Bus routes, 31, 32 and 29a. The seafront/coast and St. Anne's Park are also within a short 2 kms distance away and Dublin city centre is within 6 kms. Dublin Airport, M50, and M1 are all close by.

Viewing is highly recommended to fully appreciate the wonderful location of this property.

Accommodation

Entrance Hallway

Inviting entrance hallway with glass panel door, window and stairs to first floor.

Living Room - 7.0m x 3.0m

Bright and spacious dual aspect living room with carpet, feature fireplace, coving, ceiling rose, window to front and rear.

Kitchen - 4.5m x 1.9m

Tiled floor and walls, wall & base units, single drainer sink and door to rear garden.

Landing

Carpeted, window for natural ventilation, trap door to attic.

Bedroom 1 - 5.1m x 3.3m

Wooden floor, built in wardrobe, window to front.

Bedroom 2 - 3.6m x 2.8m

Carpeted, built in wardrobe, window to rear.

Bathroom - 2.3m x 1.7m

Fully tiled, WC, whb, heated towel rail, shower, frosted windows.

External

Front; cobble print driveway, walled boundary, lawned area, side passage to rear.

Rear; paved courtyard, centre piece lawn with Apple tree, lawned area.

BER: G

BER No. 104656434

Energy Performance Indicator: 498.17 kWh/m²/yr



Features

- Two double bedrooms
- Potential for attic conversion
- Excellent location
- Quiet cul de sac
- Potential to extend subject to planning permission
- Ideal investment or residence
- City style front garden
- Private rear garden

View By Appointment

Asking Price: €359,000

