



GROUND FLOOR

1ST FLOOR

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

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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

