



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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10 Swans Nest Avenue, Kilbarrack, Dublin 5

82 m²



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DNG are delighted to bring to the market no. 10 Swans Nest Avenue, Kilbarrack, Dublin 5. 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. There is an added benefit of a side passageway to the rear, a 55 ft. long rear garden and generous parking to the front.

The accommodation comprises entrance hallway, living room, kitchen/dining room on the ground floor. Upstairs accommodates 3 spacious bedrooms, a bathroom and utility room. There is a long rear garden not overlooked.

10 Swans Nest Avenue is less than a 5 minutes walk to the Dart station (Kilbarrack to town is 15 minutes on DART) and Dublin Bus, 17a. There are numerous shops, take-aways, a restaurant and a Medical, Dental and Health Centre all within a few minutes from the property. The property is also only a short stroll to the magnificent coastal walkway and cycle track. The location of this property cannot be overstated with East Point Business Park, Dublin airport and the M50/M1 all within easy access. Viewing is highly recommended to appreciate this excellent family home.

Accommodation

Entrance Hallway - 3.87m x 1.92m
Semi solid wooden floor, under stairs WC.

Living Room - 4.03m x 3.75m
Carpeted, feature fireplace (gas insert), window overlooking front.

Kitchen/Dining Room - 5.09m x 1.86m
Tiled flooring, cream kitchen units, splashback, door to rear garden.

Landing -
Carpet flooring.

Bedroom 1 - 4.09m x 2.86m
Double bedroom, carpeted, overlooking rear garden.

Bedroom 2 - 3.4m x 3.14m
Double bedroom, carpeted, overlooking front garden.

Bedroom 3 - 2.86m x 1.82m
Carpeted, overlooking rear garden.

Bathroom - 2.38m x 1.46m
Fully tiled bathroom, WC, hand wash basin, corner shower cubicle, window.

Utility Cupboard - 2.19m x 1.87m
Plumbed for washing machine.

Garden -
Paved and spacious driveway, cast iron gates, side passageway to rear garden, 55 ft. long rear garden.

BER: F
BER No. 101962611
Energy Performance Indicator: 418.91 kWh/m²/yr

Features

- Side passageway to rear garden.
- 55 ft. long rear garden.
- Sought after location.
- Spacious accommodation throughout.
- Gas fired central heating.
- Close to DART station..

View By Appointment

Asking Price: €275,000

