



BER D1



24 Ardlea Road, Artane, Dublin 5

98 m<sup>2</sup>

**DNG Raheny**

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**Negotiator:**

Austin Reynolds

PSL 002049



DOUGLAS NEWMAN GOOD  
**DNG**

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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DOUGLAS NEWMAN GOOD  
**DNG**



## 24 Ardlea Road, Artane, Dublin 5

DNG are delighted to represent the sale of 24 Ardlea Road, Artane, a three bedroom mid terrace home with a mature and private South West facing rear garden. Internally, the property is in need of a little modernisation yet offers savvy home buyers an excellent opportunity to acquire a spacious residence in an excellent location.

The spacious accommodation extends to a total floor area of c. 1,055 sq. ft. and comprises entrance porch, entrance hallway, living room, rear lounge, kitchen/dining room, three bedrooms and a bathroom.

No. 24 is located on the south side of the Ardlea Road beside a host of amenities such as local shops, schools, churches, Artane Castle S.C. and Beaumont Hospital. Situated adjacent to the Artane Roundabout on the Malahide Road with excellent transport links on the doorstep giving direct and easy access to the City Centre. Viewing comes highly recommended.

### Accommodation

Entrance porch - 2.02m x 1.0m  
Tiled floor, exposed brick walls.

Entrance hallway - 4.6m x 2.0m  
Inviting entrance hallway with glass panel door, carpet covering on floor, stairs to first floor with storage under.

Living room - 3.8m x 3.7m  
Carpet covering on floor, fireplace (covered) and window to front garden.

Lounge - 4.0m x 3.7m  
Laminate wooden floor, feature fireplace and window to rear.

Kitchen - 3.1m x 2.0m  
Tiled floor, high & low level units and door to rear.

Landing - 3.5m x 2.0m  
Carpet covering on floor and trap door to attic.

Bedroom 1 - 4.0m x 3.7m  
Spacious master bedroom with carpet covering on floor, window to rear and built-in wardrobes.

Bedroom 2 - 3.8m x 3.7m  
Carpet covering on floor, window to front.

Bedroom 3 - 2.8m x 2.6m  
Carpet covering on floor, window to front.

Bathroom - 1.9m x 1.6m  
Tiled from floor to ceiling, WC, WHB, shower and window to external.

External  
Front; Concrete driveway, walled boundary and cast iron gates on entrance.

Rear; South west facing back garden, lawn, walled boundary and pedestrian access.

BER: D2  
BER No. 106803232  
Energy Performance Indicator: 106803232



### Features

- Excellent location.
- Gas fired central heating.
- Concrete front driveway with space for two cars.
- Sunny south west facing rear garden.
- Two reception rooms.
- Potential to extend.
- Spacious bedrooms.

View By Appointment

Asking Price: €375,000

