



4 Abbey Drive, Riverston Abbey,
Navan Road, Dublin 7

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER D1

For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this three bedroom semi-detached property.

The light filled accommodation comprises entrance porch, entrance hall, guest w.c., lounge, dining room, kitchen/breakfast and sun room. On the first floor there are three bedrooms, master ensuite and a family bathroom. The property also benefits from a sunny west facing garden to the rear and off street car parking to the front. The property is ideally situated in the highly sought after Riverston development located off the Navan Road, close to an abundance of amenities including schools and shops. The Phoenix Park, Europe's largest walled park is a short distance away and the City Centre is easily accessible via a number of bus routes and the train at Ashtown station. The M50 motorway is also easily accessible.

Viewing is highly recommended

SPECIAL FEATURES

- » Three bedroom property extending to approx. 93 sqm / 1,000 sq ft.
- » Gas fired central heating.
- » Off street parking.
- » Situated in close proximity to an abundance of amenities.
- » Easy access to the city centre.



ACCOMMODATION

ENTRANCE HALLWAY

2.26m x .57m (7'5 x 1'10)

Tiled floor, sliding door.

ENTRANCE HALL

4.78m x 1.83m (15' 8 x 6')

Laminate wooden floor, alarm panel, door to w.c.

GUEST W.C.

Wash hand basin, w.c.

LOUNGE

5.34m x 3.43m (17' 6 x 11' 3)

Laminate floor, double doors to sun room.

SUN ROOM

2.63m x 4.21m (8' 7 x 13' 9)

Tiled Floor, sliding door to rear garden.

KITCHEN/BREAKFAST ROOM

6.8m x 2.53 (22' 3 x 8' 3)

Worktop area incorporating stainless steel sink and draining board. Range of wall and base units. Powerpoint washing machine, Hotpoint fridge freezer, Hotpoint dishwasher, Electrolux oven, grill and hob and extractor fan. Breakfast area leads through double doors to the west facing rear garden.

STAIRS TO FIRST FLOOR

LANDING

2.491m x 2.384m (8'2 x 7'9)

Access to attic, door to shelved hotpress.

MASTER BEDROOM

3.33m x 4.43m (10' 10 x 14' 6)

Double bedroom with built-in wardrobes, TV point.

ENSUITE

1.63m x 2.20m (5' 4 x 7' 2)

Suite incorporating shower cubicle with Triton 7903 electric shower, wash hand basin, w.c., tiled walls and floor.

BEDROOM 2

3.63m x 2.76m (11' 11 x 9')

Large double bedroom with wooden floor and built-in wardrobe.

BEDROOM 3

2.14m x 2.55m (7' x 8' 4)

Built in wardrobe and laminate floor.

BATHROOM

2.02m x 2.08m (6' 7 x 6' 9)

Suite incorporating bath, wash hand basin on vanity unit, w.c., tiled walls and floor.



OUTSIDE

To the front of the property there is a cobblelock drive with a raised bed and parking for two cars. There is pedestrian side access to the rear garden. The west facing rear garden is laid out in a mix of decking, grass and mature planting.

DIRECTIONS

Traveling from the Dublin City direction along the Navan Road take a right turn onto Kinvara Avenue and continue onto Ashington Avenue, take a right turn on to Ashington Park and right turn onto Abbey Drive, no. 4 is on the right hand side.

BER DETAILS

BER Rating D1
BER Number 108732660
Energy Performance Indicator 256.25 kWh/m²/yr

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



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