



64 Old County Glen, Crumlin, Dublin 12

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to bring to the market, this well maintained three bedroom mid-terrace home, set within striking distance of Crumlin Village.

No. 64, Old County Glen offers spacious accommodation extending to approx. 97 sq.m. / 1,039 sq.ft. and comprises entrance porch, entrance hallway, guest w.c., living room and kitchen/breakfast room on the ground floor while three bedrooms with master ensuite and main bathroom are located on the first floor. There is off street parking to the front on a paved area which is accessed via wrought iron gates while to the rear there is part lawned area with patio and outdoor sensor lighting making it an ideal area for al fresco dining. There is also a barna shed to the rear for extra storage.

The property is located just off the Crumlin Road near its junction with Sundrive Road and within walking distance of Our Lady's Children's Hospital. It offers easy access to the city centre and villages of Crumlin, Drimagh and Kimmage. This location means it is well supplied with amenities and the Iveagh Grounds and Eamonn Ceannt Park are all just a leisurely ramble from the front door. The Coombe Women & Infants University Hospital, St. James Hospital, the Ashleaf Shopping Centre, the National Stadium and the South Circular Road are all within close vicinity. The area is well supplied with transport links with several bus routes located within a short stroll of the property and easy access is also offered to the M50 and N7.

Viewing is highly recommended.



SPECIAL FEATURES

- » Well-presented 3-bedroom mid-terrace home.
- » Spacious accommodation extending to approx. 97 sq.m. / 1,039 sq.ft.
- » Fully Alarmed
- » Gas fired central heating.
- » Overlooking large green area.
- » Excellent transport links including bus and easy access to the M50 and N7.
- » Convenient location close to many amenities including Our Lady's Children's Hospital, The Coombe Women & Infants University Hospital and St. James' Hospital.
- » Within walking distance of Crumlin, Kimmage and Drimnagh Villages and all the amenities on off along the South Circular Road.
- » Easy access to the M50 and N7 with several bus routes to the city centre available in the area.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

1.93m (6'4") x 0.93m (3'1")

ENTRANCE HALLWAY

1.77m (5'10") x 5.09m (16'8")

Spacious entrance hallway with Dado rail, alarm pad and under stair storage.

GUEST W.C.

Incorporating w.c. and w.h.b.

LIVING ROOM

3.09m (10'2") x 5.13m (16'10")

Welcoming living room with cornicing and feature fireplace with coal effect gas fire.

KITCHEN/BREAKFAST ROOM

4.97m (16'4") x 4.16m (13'8")

Range of wall and base units with oven, hob, extractor fan, fridge and washing machine. Sliding patio door to rear garden.

FIRST FLOOR

BATHROOM

1.83m (6'0") x 2.65m (8'8")

Suite incorporating w.c., w.h.b. and bath with electric shower.

BEDROOM 1

3.58m (11'9") x 3.04m (10'0")

Overlooking the rear garden with fitted wardrobes and ensuite.

ENSUITE

0.81m (2'8") x 2.37m (7'9")

Incorporating w.c., w.h.b. and shower cubicle.

BEDROOM 2

2.81m (9'3") x 3.66m (12'0")

Overlooking the front garden with mirrored Sliderobes.

BEDROOM 3

2.06m (6'9") x 2.77m (9'1")

Overlooking the front garden with fitted wardrobes.



OUTSIDE

Accessed via paved drive with adjoining flower bed and wrought iron gates.

REAR GARDEN

5.02m (16'6") x 10.39m (34'1")

Large rear walled and fenced rear garden with lawned area and an abundance of shrubbery. Paved patio area with outdoor sensor lighting making it ideal for al fresco dining. Barna shed.

DIRECTIONS

Travelling along the Canal from the City Centre, take a left turn onto Crumlin Road at the Maxol Petrol Station. Proceed along Crumlin Road and take a left turn after the Garda Station onto Old County Road. Continue along Old County Road and take the first left into Old County Glen..

BER DETAILS

BER Rating: D1

BER Number: 108830464

Energy Performance Indicator: 231.97 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



FLOOR PLANS

Not to scale. For identification purposes only.



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PSRA Licence no: 001631



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