

# For Sale

Asking Price: €375,000

Sherry  
FitzGerald

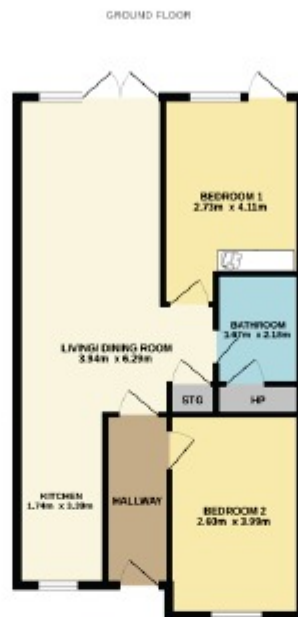


29 Addison Avenue, Glasnevin,  
Dublin 11. D11 ND83

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BER C2





Addison Park is a popular modern development built in approx. 2003 and is set amongst landscaped grounds in a convenient location off the Old Finglas Road in the heart of Glasnevin. The development is beautifully maintained with the gardens maturing with every passing year. No 29 is a very spacious, ground floor apartment which has been very well maintained. The property benefits from one designated car park space and communal parking close by.

This apartment is designed to maximize comfort and functionality. The kitchen is well-appointed with a range of floor and wall units and comes fully equipped with modern appliances, making it a practical yet stylish space for cooking and entertaining. Both bedrooms are generously sized doubles, thoughtfully designed with fitted wardrobes that provide ample storage. One of the bedrooms offers direct access to the terrace, enhancing the connection between indoor and outdoor living. The bathroom features a bath with shower, a WC, a wash hand basin, and a useful storage room.

Located on the former grounds of the Holy Faith Convent, the property adjoins the Botanic Gardens and Glasnevin Cemetery with the added bonus of stunning walks along the Tolka River reached from the development. There are numerous national and secondary schools close by as well as Dublin City University and also many shops, cafes and bars within easy reach. The city centre is a short commute with a well serviced public transport system close by. Dublin Airport and the M50 are a short drive away.

#### SPECIAL FEATURES

- Spacious ground floor apartment
- One designated car parking space
- Beautifully presented
- Gas fired central heating
- Management fee €1,600 approx.

**ACCOMMODATION**

Total size: 64 sq m approx.

Entrance hall: 2.14m x 1.16m (7' x 3'10")  
with wooden flooring and alarm point.

Kitchen: 4.6m x 1.70m (15'1" x 5'7")  
with tiled flooring ample storage and plumbed for a washing machine  
and dish washer.

Living/dining area: 5.00m x 2.88m (16'5" x 9'5")  
spacious area with wooden flooring and access to the terrace.

Bedroom one: 5.11m x 2.70m (16'9" x 8'10")  
with carpet flooring, built in wardrobes and access to the terrace.

Bedroom two: 3.70m x 2.60m (12'2" x 8'6")  
with carpet flooring and built in wardrobes.

Bathroom: 2.17m x 1.60m (7'1" x 5'3")  
with bath, shower attachment, wc, whb and walk in storage area.

Terrace:  
over looking communal grounds and Glasnevin cemetery this is the  
ideal area to relax with a morning coffee to catch the morning sun.

**GARDEN**

Over looking communal grounds and Glasnevin cemetery this is the  
ideal area to relax with a morning coffee to catch the morning sun.

**BER**

BER C2, BER No. 112306535

Energy Performance Indicator: 184.12 kWh/m<sup>2</sup>/yr



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