



**BER B3**

24 The Willows, Glasnevin, Dublin 11  
€545,000 | 3 Beds | 1163 sqft (108 sqm)



**FRANK FLEMING**  
ESTATE AGENT

## DESCRIPTION

Frank Fleming Estate Agent is delighted to present to the market No.24 The Willows in Glasnevin. This extended 3 bedroom family home has recently been fully upgraded and comes to the market with an excellent B3 rating. The extension to the side of the property, was in the past used as separate studio accommodation and could easily be reinstated to generate an income if required. It has its own kitchen and bathroom facilities and has access to west facing courtyard. This exceptional property is located in a small family friendly cul-de-sac directly across from the historic Glasnevin Cemetery with easy access to the Botanic Gardens.

The accommodation consists of an entrance hall open-plan living/dining area and newly installed kitchen. Upstairs there are three bedrooms and recently renovated family bathroom, the attic (additional 20sqm approx.) has also been converted and in the past used as bedroom number four. The studio, accessed from the kitchen, is open plan has a fitted kitchen, shower room, office with loft bedroom above. There is off-street parking for 3-4 cars. A side pedestrian door allows access to the extensive south-west facing rear garden, it has a decking area and is mainly laid to lawn. There is also a garden room (22sqm approx.) which could have many uses, currently split in two with one part used as an office and the other a store room. There is also a covered storage area to the side of this room.

An outstanding location with an abundance of amenities right on your doorstep. The villages of Drumcondra and Phibsboro are easily accessible by foot, where you will find a host of bars, cafe and restaurants. There is also a great selection of schools and sporting clubs within the immediate area. The city centre is easily accessible on foot or by the many bus routes that run close by. Dublin Airport is within a 15-minute drive, as is the M50 motorway, which provides easy access to the national road network.

## ACCOMMODATION

Entrance Hall - 3'2" (0.97m) x 5'11" (1.8m)  
With patterned floor tiles

Lounge - 17'0" (5.18m) x 16'10" (5.18m)  
With timber laminate floor, multi fuel burner, under stair storage and TV point. Open plan to dining area





*Dining - 8'1" (2.46m) x 8'9" (2.67m)  
With timber laminate floor and patio doors to rear garden*

*Kitchen - 8'10" (2.69m) x 8'8" (2.64m)  
With timber laminate floor, ample storages presses and plumbed for washing machine*

*Studio - 12'1" (3.68m) x 20'9" (6.32m) Max  
With timber laminate floor, fitted kitchen, two large velux windows, TV point, multi fuel burner and patio door to west facing courtyard*

*Office - 9'1" (2.77m) x 6'1" (1.85m)  
With timber laminate floor and access to loft above, previously used as a bedroom*

*Shower Room - 5'1" (1.55m) x 8'1" (2.46m) Max  
Fully tiled with shower, wc and whb*

*Bedroom 1 - 10'8" (3.25m) x 12'3" (3.73m) Max  
With original polished timber board, TV point and built in wardrobes*

*Bedroom 2 - 10'7" (3.23m) x 12'0" (3.66m)  
With original polished timber boards and storage press*

*Bedroom 3 - 7'9" (2.36m) x 7'9" (2.36m)  
With original polished timber boards and storage press*

*Bathroom - 7'11" (2.41m) x 5'7" (1.7m) With tiled floor and part tiled walls, wc, whb and bath with overhead shower*

*Attic - 17'2" (5.23m) x 12'6" (3.81m)  
With eave storage, velux window and used as a bedroom in the past*

## FEATURES

*BER: B3*

*BER No: 100854082 – 139.37 kWh/m<sup>2</sup>/yr*

*Extended 3 bed family home with excellent B3 rating*

*Re-wired and re-plumbed in 2018*

*Two refurbished bathrooms*

*Converted attic (additional 20sqm approx.)*

*Newly constructed garden room (22sqm approx.)*

*Large south/west facing rear garden*

*Family friendly cul-de-sac location*

*Off-street parking*

*Well serviced by bus routes in and out of the City Centre*

## AGENTS DETAILS

*Frank Fleming MIPAV*

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# FLOOR PLANS

Total Approx. Floor 1163 sqft (108 sqm)



Frank Fleming Estate Agent wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Frank Fleming Estate Agent, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Frank Fleming Estate Agent has any authority to make or give any representation of warranty in relation to this property.

## Frank Fleming Estate Agent

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