

FOR SALE

BY PRIVATE TREATY

**40 Brides Glen Park
Applewood
Swords
Co. Dublin
K67DF88**



Three Bedroom Terrace
c. 86sq.m



Price: €349,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this stunning three-bedroom mid terrace property to the Swords property market. This superb home is situated in a quiet cul de sac in the ever-popular Brides Glen development close to Swords Village.

Brides Glen is a highly sought after quiet residential development close to Swords Village and 20km from Dublin City Centre. The location simply could not be better boasting numerous local amenities on the doorstep. A number of excellent primary and secondary schools are within a short distance away. The development is well serviced by public transport with the 41 and Swords Express bus routes available at the front of the development. The M1, M50, and Dublin Airport are all easily accessible.

Bright and spacious living accommodation of c. 86 sqm comprises of entrance hallway, living room to the front with access to open plan kitchen/dining room, guest wc all located downstairs. Upstairs hosts 3 generous sized bedrooms, master with ensuite, and a main family bathroom. No. 40 comes to the market in excellent condition throughout with the added benefit of a front driveway, gas fired central heating, recently refurbished throughout and a sunny rear garden.

An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

FEATURES

- c. 86 Sqm
- BER C2
- 3 bed / 3 bath
- Front driveway
- Gas fired central heating
- Double glazed windows throughout
- Generous sized bedrooms
- Master bedroom with ensuite
- Rear garden with sunny aspect
- Highly sought-after development
- Close to Swords Village & the Pavilions Shopping Centre
- Excellent primary and secondary schools close by
- Easy access to M1 & M50 motorway
- Early viewing highly advised!!



ACCOMMODATION



HALLWAY

17'1" x 5'9" (5.2m x 1.8m)

Laminate flooring with access to the living room and kitchen. Carpet to stairs.

BATHROOM UNDER STAIRS

4'6" x 3'2" (1.4m x 1.0m)

Tiled flooring with WC and WHB.

LIVING ROOM

17'1" x 10'5" (5.2m x 3.2m)

Laminate flooring with fire place, access to kitchen.

KITCHEN

10'5" x 16'7" (3.2m x 5.1m)

Tiled flooring with fitted units and access to rear garden.

BEDROOM 1

15'1" x 9'5" (4.6m x 2.9m)

Double bedroom to the rear of the property with carpet to floor, built in wardrobes and ensuite.

Ensuite

4'9" x 7'2" (1.5m x 2.2m)

Lino flooring with WC, WHB and shower.

BEDROOM 2

13'1" x 9'2" (4.0m x 2.8m)

Double bedroom to the front of the property carpet to floor and built in wardrobes.

BEDROOM 3

8'9" x 7'9" (2.7m x 2.4m)

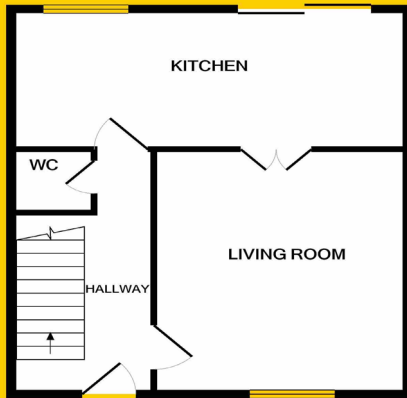
Single bedroom to the front of the property carpet to floor.

BATHROOM

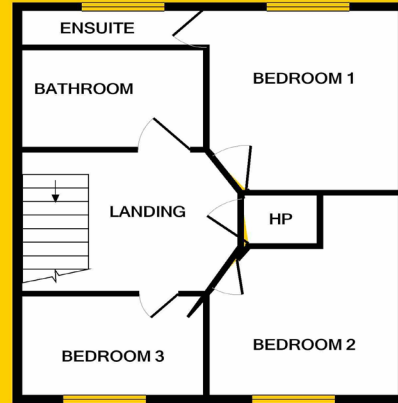
5'6" x 7'2" (1.7m x 2.2m)

Lino flooring with WC, WHB and bath with shower.





GROUND FLOOR



1ST FLOOR

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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