



BER E2



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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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Negotiator:
 Wayne O'Brien MIPAV MCEI
 David Tobin BSc
 PSL 002049



31 Dunree Park, Coolock, Dublin 5

105 m²



31 Dunree Park, Coolock, Dublin 5

DNG are delighted to present to the market No. 31 Dunree Park, Coolock, Dublin 5. Rarely does such a superior home come to the market within such a convenient and accessible location. 31 Dunree Park is sure to appeal to all those looking for that something very special. This home has everything to offer including space, design innovation, and safety.

On entering the property you are greeted by a well-proportioned, bright hallway leading you to the two spacious principal reception rooms. Off the hallway is a spacious extended kitchen/dining room which benefits from direct access to the private rear garden. There is plenty of worktop space providing a range of space to cater for all your kitchen equipment. Upstairs consists of 3 bright and spacious bedrooms. The master bedroom (with en suite) and second bedroom are well-proportioned and both boast a bright and airy feel. A fully tiled family bathroom with electric shower completes this level. The attic is floored and is accessed through stira stairs.

Dunree Park is a quiet, private cul de sac of family homes situated just off the Tonlegee and Malahide Roads, 10-15 minutes drive to Dublin City Centre Dublin Airport and Malahide Village. Local amenities such as the Odeon Cinema, St Anne's Park, Artane Castle S.C., Northside S.C., and Clare Hall S.C. are all within a 5 minute drive. Excellent public transport links are on the doorstep providing direct access to the City Centre with the M50 and M1 motorways a 5-minute drive away. Viewing comes highly recommended.

Accommodation

Entrance Hallway - 3.361m x 2.115m
Laminate wood flooring, under stairs storage.

Living Room - 3.64m x 4.2m
Solid wood flooring, back boiler.

Lounge - 3.49m x 3.59m
solid wood flooring, back boiler, double glazed patio doors leading out to stunning rear garden.

Kitchen - 5.95m x 3.1m
Tiled floor, entrance to back garden.

WC - 1.34m x 1.0m
Tiled floor.

Landing
Carpet flooring

Bedroom 1 - 3.65m x 3.57m
Laminate flooring, built in wardrobes.

En-suite - 2.42m x 1.06m
Laminate floor, WC, hand wash basin.

Bedroom 2 - 3.86m x 3.0m
Laminate flooring, built in wardrobes.

Bedroom 3 - 2.2m x 2.14m
Laminate flooring, built in wardrobes.

Bathroom - 2.08m x 1.85m
Fully tiled, WC, hand wash basin electric shower.

Garden
Stunning rear garden with southerly aspect, large garage with rear access from back lane also benefits from side access.

BER: E2
BER No. 110324555
Energy Performance Indicator: 345.61 kWh/m²/yr

Features

- Dual Fuel (Oil & back boiler)
- Sought after location
- Off street parking
- Alarmed
- Attic floored, ideal for all your storage needs
- Large shed to the rear
- Side access

View By Appointment

Asking Price: €350,000

