



38 Collins Avenue East, Killester, Dublin 5

68 sq.m

BER F

**DNG Fairview**  
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**Negotiator:**  
 Wayne O'Brien  
 PSL 002049



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

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## 38 Collins Avenue East, Killester, Dublin 5

DNG are delighted to represent the sale of 38 Collins Avenue East, Killester, a stunning 3 bedroom mid-terraced family home with an enviable c. 140 ft. long rear garden. This well-maintained property provides huge scope to extend to the rear and boasts generous light-filled accommodation throughout. Recent upgrades include a full rewire, newly fitted light grey kitchen units and fully tiled shower room.

The accommodation extends to a total floor area of c. 732 sq. ft. and comprises entrance hallway, living room, kitchen/dining room, downstairs shower room and 3 bedrooms (2 doubles and 1 single).

No. 38 Collins Avenue East is situated less than a 5 minute walk from Killester DART Station. This area is well serviced by public transport and has an abundance of amenities available closeby including excellent primary and secondary schools, a variety of shops, Beaumont Hospital and Killester Village is only a short stroll away.

### Accommodation

Entrance Hallway - 1.7m x 7.44m  
Laminate wood flooring, under stairs storage.

Living Room - 3.06m x 4.31m  
Laminate wood flooring, open fireplace.

Kitchen/Dining Room - 2.42m x 3.0m  
Linoleum, tiled splash, fully fitted modern light grey kitchen.

Shower Room - 0.83m x 2.6m  
Fully tiled, wc, whb, shower.

Landing  
Carpeted.

Bedroom 1 - 3.95m x 3.4m  
Laminate wood flooring, cast iron fireplace, walk in wardrobe.

Bedroom 2 - 2.5m x 3.58m  
laminate wood flooring, built in wardrobes.

Bedroom 3 - 2.56m x 2.2m  
Laminate wood flooring.

Garden  
C. 140 ft. long mature private rear garden providing huge scope to extend.

BER: F  
BER No. 109714881  
Energy Performance Indicator: 443.38 kWh/m<sup>2</sup>/yr

### Features

- Part single/double glazed windows.
- Gas fired central heating.
- Stunning c. 140 ft. long private rear garden.
- Central location beside Killester DART and shops.
- Huge scope to extend to the rear.



View By Appointment

Asking Price: €350,000

