

# Ray Cooke.

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PSR Licence Number 002307



**For Sale** *By Private Treaty*

**14 Willow Park Crescent  
Glasnevin  
Dublin 11  
D11PV20**



Scan to view Property

**3 Bedroom | 1 Bathroom | Semi - Detached Bungalow | 79 sq.m**

**Guide Price: €375,000**



## Description

Ray Cooke Auctioneers are delighted to introduce this bright and spacious three-bedroom semi-detached bungalow with detached garage situated in the extremely sought after location of Willow Park Crescent to the Glasnevin market.

This is a very popular residential road located off Willow Park Road, an established area of Glasnevin where properties rarely come to the market. No. 14 also enjoys the benefit of its convenient position within walking distance to a host of amenities such as the Botanic Gardens, Na Fianna GAA Club, Tolka Rovers Football Club, Hampstead Park and Griffith Park. The Bons Secours Hospital, Glasnevin Cemetery and Dublin City University are within easy reach, a selection of nearby excellent primary and secondary schools are with a short walk including St Brigid's, Scoil Mobh , Glasnevin National School, Glasnevin Educate Together, NDNSP, Corpus Christi, Scoil Chaitr ona and Holy Faith and a well serviced direct bus route to the city centre.

No. 14 comes to the market in need of modernization but has the benefit of gas fired central heating, double glazed windows, three generous sized bedrooms and an extra-large sunny rear garden.

Airy and light filled interior living accommodation of c. 79sq.m comprises of entrance hallway, spacious lounge, fully fitted kitchen with dining, two double bedrooms, one single bedroom and main family bathroom. This fine family home also has the added bonus of a large detached garage which offers endless opportunities and possibilities.

This properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Glasnevin's most sought after and family oriented locations. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

## Features

- c. 79Sq.M
- BER F
- Detached garage
- Semi detached bungalow
- Gas fired central heating
- 3 bed/1 bath
- Feature fireplace in lounge
- Fully fitted kitchen with dining area
- Large sunny rear garden
- Generous sized bedrooms
- Massive potential
- Double glazed windows
- Ample off street parking
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre close by
- Walking distance of Glasnevin and Finglas Villages
- Early viewing highly advised!!



## Accommodation

### Entrance Hall

1.1m x 6.6m

Carpet to floor with access to living room, kitchen, bedrooms and bathroom.

### Living Room

3.3m x 4.6m

Laminate flooring with fire place.

### Kitchen

3.2m x 4.1m

Laminate flooring with fully fitted kitchen and access to the rear garden.

### Bedroom 1

3.0m x 4.8m

Large double room with wooden floors.

### Bedroom 2

4.1m x 2.4m

Single room to with laminate flooring.

### Bedroom 3

2.4m x 3.4m

Double room with laminate flooring, built in wardrobe and access to rear garden.

### Bathroom

2.4m x 1.5m

Fully fitted with w.c, whb, shower and fully tiled.



## Floor Plans



## Negotiator

**Eimhin O'Donnell**

01 541 1455 or 086 013 6918

Email: [eimhin@raycooke.ie](mailto:eimhin@raycooke.ie)



## 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.

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For further information or advice,  
Please call: **01 40 30 720 or 087 99 44 036**

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