



38 CHURCHWELL ROAD, BELMAYNE, DUBLIN 13

3 BED MID TERRACE HOUSE WITH GARAGE

BER C2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- 3 bed mid terrace house with garage
- Approx. 112.4 sq m / 1,210 sq ft
- With garage of approx. 36.2 sq m / 390 sq ft
- Requires remedial works due to likely presence of pyrite
- Opportunity for a builder or developer
- Being sold with tenant in situ

**PLEASE NOTE:

- Being sold by AUCTION on the Offr platform. **AUCTION DATE WEDNESDAY 27th OCTOBER 2021 at 12.00**
- This property likely has pyrite, report available on request
- This property is being sold with the tenant in situ

REA Grimes are delighted to present 38 Churchwell Road to the market. This property is being sold by auction, and with the tenant in situ. A visual inspection was conducted, and it was noted that there is damage consistent with pyrite-induced heave. A copy of this report is available on request.

Accommodation comprises an entrance hall, garage, under stair storage and utility

at ground floor level, as well as access to the rear garden. On the first floor there is a living room, W.C., and kitchen / diner with access to a terrace. On the second floor there are three bedrooms (one en suite) and a bathroom.

Conveniently situated in Belmayne, the location is excellent. The area is well serviced by public transport with the Number 15 bus stop being minutes from the property. There is a quality bus corridor operating along the Malahide Road providing efficient links to the City Centre, as well as being within easy access to the M1, M50, Dublin Airport and the Port Tunnel. There are several schools in the area, and Balgriffin Park and Father Collins Park are also both within walking distance.

SERVICES:

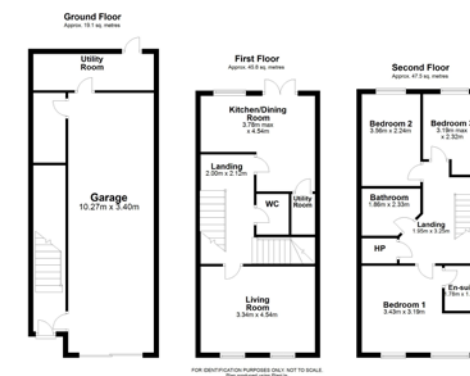
- Gas Fired Central Heating
- Rear garden
- Double glazed windows
- Garage

BER Details:

BER : C2

BER No: 100242304

Energy Performance Indicator: 178.21 kWh/m2/yr



**REA
GRIMES**

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