



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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**BER F**

## 39 Edenmore Gardens, Raheny, Dublin 5

74 m<sup>2</sup>





## 39 Edenmore Gardens, Raheny, Dublin 5

DNG are delighted to represent the sale of 39 Edenmore Gardens, Raheny, a very well maintained three bedroom terraced home with a sunny South West facing rear aspect. This cosy home has a very large front garden with driveway and a c. 45 ft. long rear garden with tall trees and shrubs. Boasting a fully tiled bathroom with double width shower, solid oak integrated kitchen with appliances and a shared side alleyway, this beautiful home will be of interest to families and alike.

The accommodation extends to a total floor area of c. 797 sq. ft. and comprises entrance porch, entrance hallway, living room, kitchen/dining room, downstairs bathroom, separate wc and three bedrooms.

Edenmore Gardens is located in the popular and affordable Edenmore development, just off the Springdale and Tonlegee Roads in Raheny. Situated within close proximity of a wealth of amenities including the Donaghmede S.C., Raheny village, a selection of schools and recreational facilities and many transport services run directly by including the Dart at both Raheny and Harmonstown. The seafront and coast is also within a short 2 kms distance away and Dublin city centre is within 6 kms.

### Accommodation

Entrance Porch - 1.47m x 1.05m  
Linoleum flooring, recessed lighting.

Entrance Hallway - 3.7m x 1.58m  
Linoleum flooring, under stairs storage.

Downstairs Bathroom - 1.6m x 1.32m  
Fully tiled, hand wash basin, double width shower.

Seperate WC  
Fully tiled, WC.

Living Room - 4.48m x 3.43m  
Carpeted, feature marble fireplace, gas insert, coving.

Kitchen / Dining Room - 4.25m x 1.93m  
Linoleum flooring, fully intergrated solid oak kitchen with tiled splash-back & breakfast bar.

Landing - 0.89m x 2.24m  
Carpeted

Bedroom 1 - 5.13m x 2.67m  
Carpeted, sliderobes.

Bedroom 2 - 3.47m x 2.83m  
Carpeted, built in wardrobe.

Bedroom 3 - 2.57m x 2.36m  
Carpeted, wardrobes.

Gardens  
c. 45 ft. long south west facing rear garden with utility shed, lawned area with mature shrubs and tress, large front garden with driveway.

BER: F  
BER No. 109892240  
Energy Performance Indicator: 401.02 kWh/m<sup>2</sup>/yr



### Features

- Gas fired central heating.
- Double glazed uPVC windows.
- Large front garden with driveway.
- Sunny South West facing rear garden with mature trees and shrubbery.
- Fully tiled bathroom.
- Fully integrated solid oak kitchen with appliances.
- Located within a 5 minutes walk of Raheny DART station.

View By Appointment

Asking Price: €285,000

