

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**5 Albert College Park
Whitehall
Dublin 9
D09T996**



Scan to view Property

3 Bedroom | 1 Bathroom | Semi-Detached | 115 sq.m

Guide Price: €415,000



Description

Ray Cooke Auctioneers are delighted to introduce this stunning three-bedroom semi-detached family home with an attic conversion situated in the extremely sought-after location of Albert College Park to the Dublin 9 property market.

No.5 is situated just off Collins Avenue the location couldn't be any better with an array of amenities on its doorstep including excellent local shops, schools, and many sporting and recreational facilities, all within walking distance. The property is in close proximity to Glasnevin, Santry and Drumcondra Villages, 2 GAA Clubs & Clontarf Golf Club. Albert College is a well-established residential area in the most central of locations beside DCU and Beaumont Hospital. It is well served by public transport with several bus routes on its doorstep. Dublin City Centre and Dublin Airport are each approximately 3 miles away. The M1 and M50 Motorways are easily accessed from this location. The property is also close to both the Swords and Malahide Roads and the Port Tunnel.

Bright & spacious internal living accommodation of c. 115 sqm comprises of entrance hallway, living room to front, lounge/dining room to rear leading to a kitchen extension to the rear all located downstairs. Upstairs hosts 3 generous sized bedrooms (2 double/1 single) and a fully tiled bathroom. The attic has been converted and is currently in use as a 4th bedroom.

No. 5 comes to the market in good condition throughout and has the benefit of an attic conversion, new gas boiler, front driveway, gated side entrance, gas fired central heating, Triple & double-glazed windows, new triple glazed front door, and a sunny rear garden with a block built shed.

The properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Dublin 11's most sought after and family-oriented locations.

This wonderful home is sure to attract strong interest, call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- c. 115 Sq.M
- BER C3
- 3 bed/1 bath
- Semi Detached family home
- Triple & double-glazed windows
- Triple glazed front door
- New gas boiler
- Fully alarmed
- Video intercom
- Gated side entrance
- Front driveway
- Sunny rear garden with block built shed
- Living room with feature fireplace
- 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, Whitehall and Drumcondra
- Early viewing highly advised!!



Accommodation

Entrance Hall

3.9m x 2.0m

Lino to floor with access to lounge and dining room/ living room. Carpet to stairs.

Lounge

3.8m x 3.9m

Lounge to the front of the property with carpet to floor and gas fire place.

Living/Dining room

3.1m x 6.1m

Living /Dining room to the rear of the property, carpet to floor, feature fire place with access to kitchen.

Kitchen

3.8m x 2.4m

Fully fitted kitchen with lino to floor and access to rear garden.

Bedroom 1

3.6m x 4.0m

Large double room to the front of the property and and wooden flooring.

Bedroom 2

3.1m x 3.7m

Double room to the front for the property with carpet to floor and built in wardrobe.

Bedroom 3

2.4m x 2.6m

Single room to the front for the property with laminate flooring and access to attic.

Bathroom

1.6m x 2.0m

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

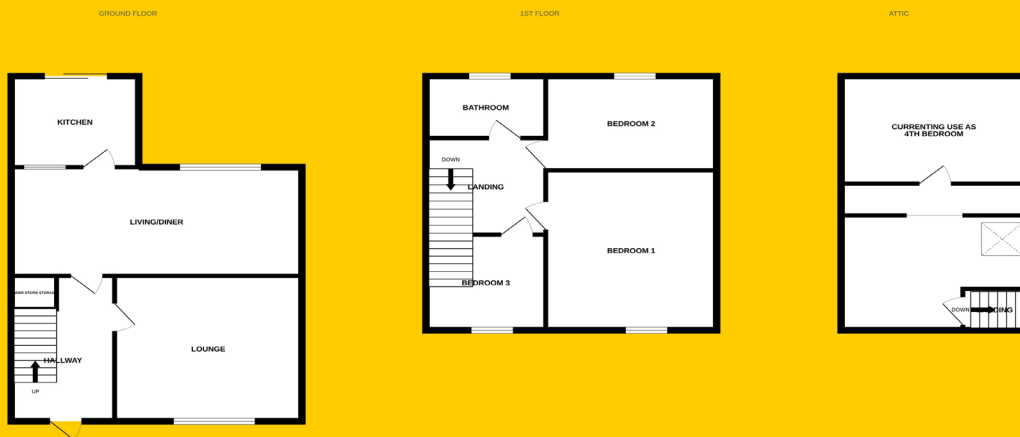
Attic

6.1m x 6.1m

Laminate flooring and velux windows.



Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix ©2022

Negotiator

John Sullivan

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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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