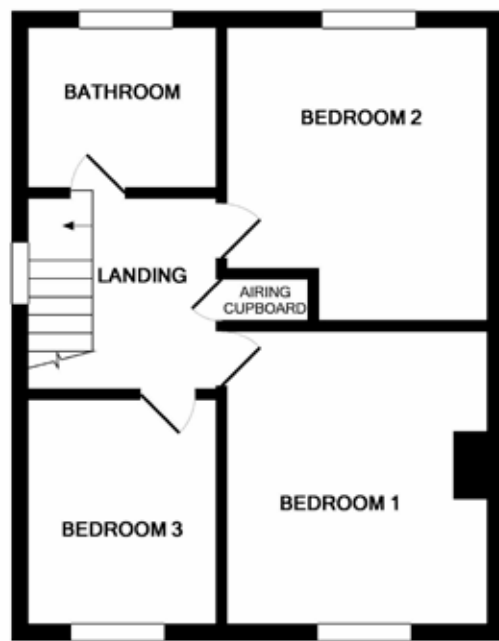


GROUND FLOOR



1ST FLOOR

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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DNG Raheny

1 Watermill Road, Raheny, Dublin 5
T: 01 8310300 | E: raheny@dng.ie

Negotiator:

Wayne O'Brien MIPAV MCEI

PSL 002049



DOUGLAS NEWMAN GOOD
DNG

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

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BER **E1**

14 Ayrfield Court, Ayrfield, Dublin 13

94 m²



DOUGLAS NEWMAN GOOD
DNG

14 Ayrfield Court, Ayrfield, Dublin 13

DNG are delighted to represent the sale of 14 Ayrfield Court, Ayrfield, a very well maintained three bedroom semi-detached home with a sunny South West facing rear garden. This bright and spacious home benefits from a fully tiled bathroom, large cobble print driveway with generous parking and is ready for a family to put their own stamp on the property. Positioned along a very quiet, tree-lined cul de sac of family homes, this superb home will be of interest to families looking for a quality home in a desirable location.

The accommodation extends to c. 1,012 sq. ft. and comprises entrance hallway, living/dining room, kitchen/breakfast room, three bedrooms and a bathroom.

Excellent location just off the Tonlegree Road this beautiful home is within easy reach of an abundance of local amenities including Donaghmede & Clarehall S.C., The Odeon Cinema and a host of shops and excellent schools. Transport is well catered for in the area with local bus routes and the M50 motorway situated nearby.

Accommodation

Entrance Hall - 2.05m x 4.16m
Tiled floor.

Living / Dining Room - 8.02m x 3.54m
Laminate wood flooring, feature slate chimney breast open fire.

Kitchen / Breakfast - 4.02m x 2.54m
Tiled floor & splashback, fully fitted white kitchen.

Landing - 2.27m x 3.03m
Hotpress off.

Bedroom 1 - 4.21m x 3.05m
Laminate wood flooring.

Bedroom 2 - 3.8m x 3.37m
Laminate wood flooring.

Bedroom 3 - 2.55m x 3.04m
Laminate wood flooring.

Bathroom - 2.23m x 1.73m
Fully tiled, WC, hand wash basin, bath with overhead shower.

Garden
Cobble print front garden with generous parking, sunny south west facing rear garden, not overlooked c. 60 ft. long.

BER: E1 BER No. 109856492
Energy Performance Indicator: 316.61 kWh/m²/yr



Features

- Oil fired central heating.
- Double glazed uPVC windows.
- Fully fitted white kitchen.
- Very private south west facing rear garden.
- Quiet, mature cul de sac of family homes.
- Huge scope to extend to the rear.
- Large cobble print front driveway with generous parking.

View By Appointment
Asking Price: €300,000

