

FOR SALE

BY PRIVATE TREATY

**25 High Park
Grace Park Rpad
Drumcondra
Dublin 9
D09P0E2**



Three Bedroom Semi-Detached
c.116sq.m



Price: €495,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are proud to introduce this fantastic 3-bedroom Semi-detached house to the market ideally located in a quiet cul de sac off Grace Park Road in Drumcondra, Dublin 9.

Bright and spacious internal living accommodation of c. 116 sqm comprises of entrance hallway, living room to the front with feature fireplace, Kitchen/dining room, separate dining room & guest WC all located downstairs. Upstairs hosts 3 well-proportioned bedrooms with built in wardrobes, master with ensuite and a main fully tiled family bathroom with a skylight bringing in natural light. No. 25 High Park is coming to the market in great condition throughout and boasts a side entrance, gas fired central heating, front driveway and a large rear garden with a sunny aspect.

High Park is located off Grace Park Road, within walking distance of Drumcondra, Glasnevin and Whitehall villages. The location provides the resident with ease of access to a vast number of amenities. Drumcondra and Whitehall villages offer well established primary and secondary schools, DCU, numerous sports clubs and an array of shops while the City Centre is within a short distance. The area is serviced by an excellent transport system with Dublin Bus operating an efficient service and the M1, Port tunnel, Beaumont Hospital, M50, and Dublin Airport are only a short distance.

No 25 will be ideal for a range of buyers - Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

FEATURES

116 sqm

BER D1

Gas fired central heating

Side entrance

Front driveway

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, Whitehall and Drumcondra

Viewing highly advised!



ACCOMMODATION



HALLWAY

21'6" x 3'9" (6.6m x 1.2m)

Laminate flooring with access to the living room, guest WC and kitchen.

GUEST WC

5'7" x 3'2" (1.7m x 1.0m)

Tiled flooring with WC and WHB.

LIVING ROOM

17'1" x 12'1" (5.4m x 3.7m)

Laminate flooring with access to sitting room.



SITTING ROOM

14'7" x 7'8" (4.5m x 2.4m)

Laminate flooring with access to rear garden.



KITCHEN

19'3" x 8'2" (5.9m x 2.5m)

Lino and tiled flooring with fitted units and access to rear garden.

BEDROOM 1

15'7" x 9'8" (4.8m x 3.0m)

Double bedroom to the front of the property with carpet to floor, built in wardrobes and ensuite.

Ensuite

4'9" x 9'8" (1.5m x 2.0m)

Tiled Flooring with WC, WHB and shower.



BEDROOM 2

11'8" x 10'1" (3.6m x 3.1m)

Double bedroom to the rear of the property with carpet to floor, built in wardrobes and WHB.

BEDROOM 3

11'1" x 6'2" (3.4m x 1.9m)

Single bedroom to the rear of the property with carpet to floor and built in wardrobes.

BATHROOM

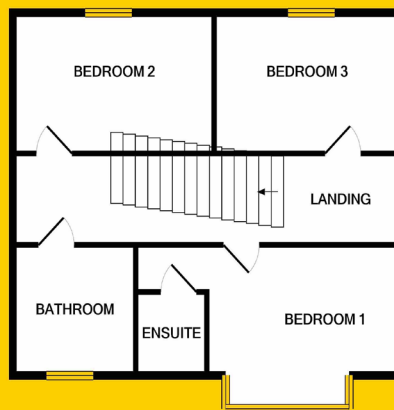
6'2" x 6'5" (1.9m x 2.0m)

Tiled flooring and walls with WC, WHB and bath with shower.





GROUND FLOOR



1ST FLOOR

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.

NEGOTIATOR

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



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