



**“GLENHILL”,
GLENARANEEN,
BRITTAS,
CO. DUBLIN D24 F250**



Bungalow



3 Bed



1



c. 102.mtr sq. |
c. 1100 sq ft



BER D2



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555 (www.nugents.ie) know that many of their customers wishing to buy a home in this most convenient location will be excited by the introduction of Glenhill to the market for immediate sale. Nestled between the L2005 road to Saggart and the N81 road, this compact home is centrally positioned on a generous .4 Hectare site allowing for simple access to Motorways, Saggart Luas Line and City Bus Routes. The selection of extensive sheds/garages most surely enhances the development potential of this entire property and perhaps the opportunity many discerning purchasers have been waiting for as it could fulfil a dream to renovate or extend in a most prestigious location. The gardens are planted with an array of shrubs and hedging ensuring privacy to the homeowner.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin travel along N81 towards Blessington. Before the village of Brittas, Glenhill is located on the right just before the L2005 turn for Saggart.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Porch:	1.48m x .79m	Tiled floor
Hallway:	4.18m x 1.74	Carpeted
Kitchen:	3.68m x 3.18m	Breakfast counter, doors to conservatory & utility, ample units
Sitting Room:	4.21m x 4.00m	With bay window and built in stove
Bedroom 1:	4.14m x 3.63m	Built in wall to wall wardrobes, bay window
Bedroom 2:	3.62m x 2.52m	Freestanding wardrobe
Bedroom 3:	2.58m x 2.47m	Freestanding wardrobe
Bathroom:	2.47m x 1.62m	Mira Elite 2 Electric shower in corner shower cubicle, w.c & w.h.b
Utility room:	2.78m x 2.70m	With door to back yard/garden, plumbed for washing machine and sink, oi burner
Conservatory:	3.45m x 3.00m	Capturing charming views of the gardens



SERVICES

- Mains Water
- Septic Tank
- O.F.C.H.
- Electricity

INCLUDED IN SALE

- Cooker
- Washing machine
- Dryer
- Dishwasher
- Fridge
- Carpets
- Curtains
- Blinds

ADDITIONAL INFORMATION/FEATURES

- BER: D2 (No. 113003206)
- c. 102.mtr sq. | c. 1100 sq ft
- Built in 1966
- Parking
- Wooden Windows
- Utility Room/ PVC Windows
- Alarm
- Garage & Sheds



PRICE REGION AMV: €338,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.