

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
€275,000

## 137 Nutgrove Avenue, Rathfarnham, Dublin 14

137 Nutgrove Avenue is a 2 bedroom mid terrace property approx. 78sq.m. (840sq.ft.) that comes to the market in need of refurbishment throughout. Benefits include rear extension, 100ft long rear garden, gas fired central heating and off street parking.

Accommodation consists of: Entrance hall, living room, kitchen/dining room, utility, shower room, two bedrooms and bathroom.

There is a host of sporting/leisure facilities nearby including Meadowbrook Leisure Centre and Swimming Pool and Marlay Park which benefits from extensive walking paths, playgrounds and a Farmers Market. There are also GAA pitches, soccer pitches, tennis courts and a 9 hole golf course.

The area is greatly enhanced by the Dundrum Town Centre, providing a large range of shops, restaurants, bars and cinema, while Nutgrove shopping centre is on the doorstep. There are many fine primary and secondary schools in the area and UCD is 10 mins drive away.

The transport links are second to none with the numerous bus routes nearby and easy access to the M50 and the city centre.

Viewing highly recommended.



BER D2

TELEPHONE: 01 298 4695

[www.finnegan.ie](http://www.finnegan.ie)

## FEATURES

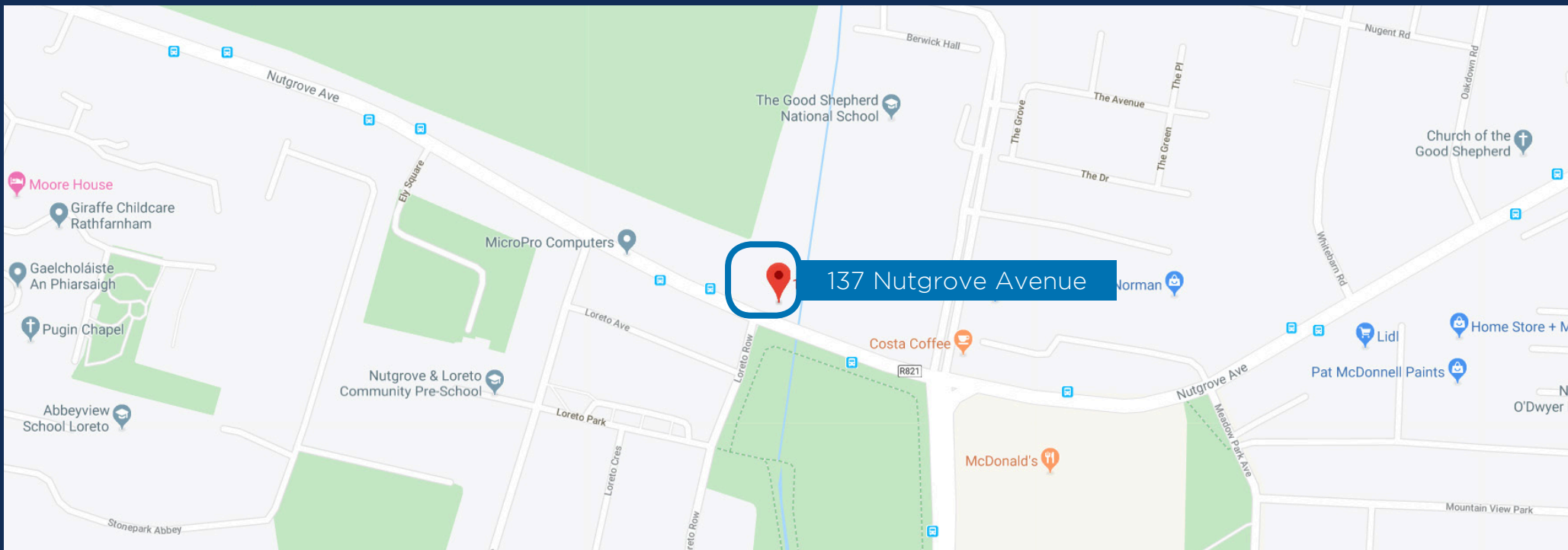
- GAS FIRED CENTRAL HEATING • 100FT LONG REAR GARDEN
- EXTENDED TO THE REAR • LOCAL SHOPPING ON THE DOORSTEP
- CONVENIENT TO M50 & BUS ROUTES

## DETAILS OF ACCOMMODATION

ENTRANCE HALL:	(c.4.14m x 1.71m) Under stairs storage, alarm.	BEDROOM 2:	(c.3.86m x 2.64m)
LIVING ROOM:	(c.4.75m x 3.25m) Open fireplace with timber surround, hot press, venetian blinds.	BATHROOM:	(c.2.80m x 2.37m) Electric shower, wc, whb with under vanity storage, downlit wall mirror, shaving point, heated towel rail, recessed lighting, fully tiled walls and floor.
KITCHEN/DINING ROOM:	(c.5.12m x 2.82m) Fitted wall and base units, fridge/freezer.	EXTERIOR:	100ft long rear garden, patio, outside tap. Off street parking to the front.
UTILITY:	(c.2.06m x 1.86m) Tiled floor, door to rear garden.	NEGOTIATOR:	Gary Marshall m: 086 794 6546 e: gary@finnegan.ie
SHOWER ROOM:	(c.2.04m x 1.17m) Electric shower, wc, whb, fully tiled walls and floor.	ASKING PRICE	€275,000
LANDING:	Stira to attic.		
BEDROOM 1:	(c.5.10m x 3.07m max.) Fitted wardrobes, venetian blinds, storage cupboard.		







Vincent  
**FINNEGAN**

5 Lower Main Street,  
Dundrum,  
Dublin 14.

8 Anglesea Buildings,  
Upper Georges Street,  
Dun Laoghaire, Co Dublin.

If you are considering selling or renting your property  
please contact our office for a free consultation

You can view our current properties for sale on:

[myhome.ie](http://myhome.ie) | [daft.ie](http://daft.ie) | [finnegan.ie](http://finnegan.ie)

**Tel:** 01 298 4695  
**Fax:** 01 298 0950

**Tel:** 01 284 4312  
**Fax:** 01 298 0950

Vincent Finnegan Ltd for themselves and for the Vendors or Lessors of the Property whose Agents they are give notice that: (i) The foregoing particulars are a general guidance for intending purchasers or lessors and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are subject to correction on inspection. (iii) No employee of Vincent Finnegan Ltd. has the authority to make or provide representation or warranty whatsoever in relation to this property. PSRA Licence No. 001756