



BER D2

45 Blythe Avenue, Church Road,  
East Wall, Dublin 3

owenreilly

For Sale By Private Treaty



## 45 Blythe Avenue, Church Road, East Wall, Dublin 3

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### DESCRIPTION

Owen Reilly is delighted to present this period end of terrace 5 bedroom 5 bathroom house with rear access situated on a cul de sac. The property would be suitable as a spacious family home or as a lucrative rental property given the number of bedrooms and bathrooms. Property has been upgraded over the years to include double glazed windows and gas fired central heating. The spacious and well-appointed accommodation comprises an entrance hall, living room with open fire, dining room, separate kitchen with access to the rear. Upstairs there are three spacious double bedrooms and three en-suites. At the rear of the property are two double adjoining bedrooms with a shared bathroom and an outbuilding suitable for storage and access to Church Road.

### LOCATION

At the north-eastern corner of Dublin's North Docklands is East Wall, an established residential community with great personality. In contrast with the soaring office and apartment buildings of the IFSC, it is a low-rise area with housing stock comprising largely two-storey terraced homes with apartment developments dotted around the boundaries. would offer a bright, contemporary and secure retreat after a day's work in the IFSC or city centre., the house would also be a most convenient base for commuters who use the Port Tunnel or East Link Bridge – each a five-minute drive from the house. Facebook have just moved

into their new offices in East Wall which reflects that this is an area on the up!

### SPECIAL FEATURES

- Very spacious interior
- Rear access
- High ceilings
- Gas fired central heating
- Convenient to the city centre and IFSC
- Easy access to the M1 via the Port Tunnel
- Achievable rent of €3,000 per month

**FLOOR AREA:** 93 Sq. M.

**BER:** D2

### NEGOTIATORS

Viewing by appointment only with  
Owen Reilly & Steven Quinn



## ACCOMMODATION

### Entrance hall (9.5m x 0.86m)

Inviting entrance hall with high ceilings, tiled flooring and under-stairs storage.

### Dining room (2.92m x 2.68m)

Bright south facing room with tile flooring, large window and fireplace opening.

### Bathroom (2.92m x 0.79m)

Tiled bathroom featuring a white three piece suite.

### Sitting room (3.62m x 2.77m)

Bright room featuring a tiled floor fireplace opening.

### Kitchen (3m x 5.84m)

Featuring a range of fitted units with integrated appliances to included oven, hob, dishwasher, fridge/ freezer & tiled floor.

### Bedroom 1 (2.95m x 2.42m)

Double bedroom with en-suite (3m x 1.17m)

### Bedroom 2 (3m x 2.54m)

Double bedroom with en-suite (3m x 1.17m)

### Bedroom 3 (3.48m x 3.06m)

Double bedroom with en-suite (2.8m x 0.84m)

### Landing (3.96m x 1.61m)

### Bedroom 4 (3.92m x 2.86m)

Double bedroom with shared en-suite

### En-suite (2.34m x 0.86)

### Bedroom 5 (3.81m x 2.17m)

Double bedroom with shared en-suite

### Decked area to rear (10m x 1.28m)

# owenreilly

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