



**27 RIBH AVENUE, ARTANE, DUBLIN 5**

3 BED MID-TERRACE FAMILY HOME IN A CONVENIENT LOCATION

**BER C2**

**REA  
GRIMES**



## FOR SALE BY PRIVATE TREATY

27 Ribh Avenue, Artane, Dublin 5

### SPECIAL FEATURES

- 3 bed mid-terrace family home in a convenient location
- Approx. 71 sq m / 764 sq ft • Private and sunny large rear garden • Stones' throw from DART Station
- Potential for ample off-street parking

### DESCRIPTION

REA Grimes Clontarf takes great pleasure in bringing 27 Ribh Avenue to the market. This lovely three bed mid-terrace family home has been upgraded throughout and comes in walk-in condition. This home is nicely set back from the road and has a lawned front garden.

Built in the 1950's, No. 27 measures approx. 71 sq m / 764 sq ft. Accommodation briefly comprises of an entrance hall, living room, kitchen and bathroom all located downstairs, while upstairs there are three bedrooms. The new owners will benefit from an up-to-date fully fitted kitchen, modern bathroom, double glazed aluminium windows and modern gas fired central heating. The north west rear garden is approx. 24m in length and laid in lawn with a sunny spacious decked area. There is a utility shed which is plumbed for a washing machine.

Situated in Artane, a mature and settled area, the location is second to none. The area is well serviced by public transport - there are quality bus corridors operating along the Malahide Road and Howth Road providing efficient links to the City Centre. There is a DART station within a few minutes walking distance. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St Anne's Park which is just a short stroll away. The M1, M50, Dublin Airport and Beaumont Hospital are also within close proximity.





## ACCOMMODATION

### Entrance Hall:

Laminate timber floor and under-stair storage with shelving

### Living Room:

Laminate timber floor, fireplace

### Kitchen:

Modern fully fitted kitchen with floor and eye level kitchen units, gas hob and electric integrated oven. Tiled floor and splash back

### Bathroom:

Modern bathroom comprising walk in shower area, WC and wash hand basin with mirror over. Fully tiled walls and floor

### Bedroom 1:

Very large double bedroom spanning the width of the house with two windows to front

### Bedroom 2:

Again very spacious double room located to the rear of the property

### Bedroom 3:

Double room overlooking the rear garden



### OUTSIDE:

North West facing rear garden which is laid is lawn and fenced on all sides. The utility shed is plumbed for a washing machine and dryer

### SERVICES:

- Gas Fired Central Heating
- Double glazed aluminium windows

### BER DETAILS:

BER: C2

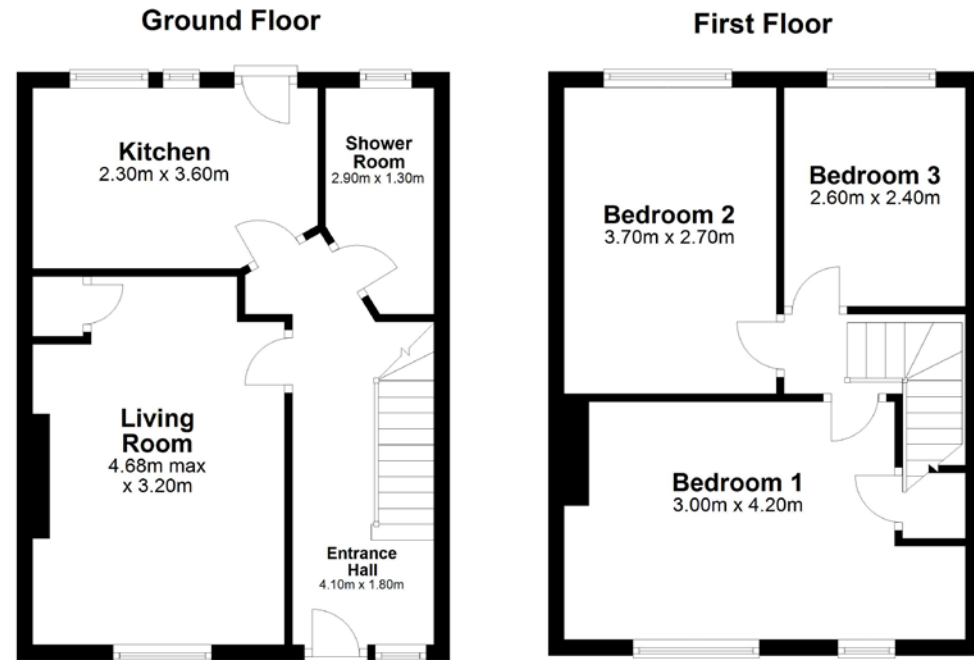
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Energy Performance Indicator: 181.00 kWh/m<sup>2</sup>/yr



### FLOOR PLANS

For identification purposes only. Not to scale.



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Plan produced using PlanUp.



**REA Grimes**

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