

# REA

# GRIMES



Five Bedroom Detached Home - 152m<sup>2</sup> / 1636ft<sup>2</sup>  
AMV €695,000

FOR SALE BY PRIVATE TREATY

36 Glasnevin Downs  
Glasnevin  
Co Dublin

PSRA No. 001417



## DESCRIPTION

REA Grimes are delighted to present to the market No 36 Glasnevin Downs, this imposing detached five bedroom property is set just off Griffith Avenue in a mature cul de sac. The further appeal of this home is the seclude southwest facing rear garden. Internally the impressive accommodation presents to the market in excellent condition and comprises of a hallway with guest wc, the elegant living room is located to the front of the property and has a large bay window and feature fireplace. Double doors open through to the dining room. The large kitchen is fitted with a range of modern wall and floor units and offers an additional space, there is access from here through to the utility and the third reception room. This space also features a bay window and offers a variety of uses from an addition guest room/ home office or study. On the first floor there are five light filled bedrooms, the main bedroom has an en-suite and bay window. A recently updated shower room completes the accommodation. The large, floored attic provides storage and an opportunity for further conversion.

Outside the large cobble block driveway provides off street parking and is bordered with well stocked flower beds. Side pedestrian access leads to the rear garden. This tranquil space enjoys a southwest facing orientation and is predominantly laid in lawn and is well stocked with mature trees and shrubs a features cobble lock patio provides an ideal space for alfresco dining. Glasnevin Downs is conveniently located just off Griffith Avenue, it is ideally located within easy reach of a host of a local schools, shops, and recreational facilities, it is located within 6.0 km of Dublin City Centre and is within easy reach of The M50 and Dublin Airport.

## ACCOMMODATION

Entrance Hall: 1.72m x 5.21m	Bright and spacious entrance hallway features wall panelling and has access to a guest wc.
Living Room: 3.74m x 6.0m	The elegant living room is located to the front of the property and features a large bay window. A fireplace creates a real focal point and double doors open through to the dining room. There is ceiling coving and dado rail.
Dining area: 3.66m x 3.70m	The dining room offers an ideal space to entertain, double sliding doors pern to the rear garden and there is direct access to the kitchen. There is ceiling coving and dado rail.
Kitchen: 3.65m x 4.94m	The large and modern kitchen is flooded with natural light and is fitted with a range of high gloss wall and floor units. There is ample dining space. A window frames the view over the rear garden and a door allows direct access. The is access to the utility room and through to the third reception room. Tiled flooring.
Utility Room: 1.49m X 2.94m	The utility room offers additional storage and has plumbing for a washing machine. There is direct access to the third reception room.
Reception Room Three: 2.94m x 4.33m	Located to the front of the property this room offers a variety of uses from a home office, study, or additional guest room. This space features a large bay window. Laminate flooring.

Master Bedroom 1: 3.12m x 4.74m	Bright and spacious double bedroom located to the front of the property, with built in wardrobes, feature bay window and en-suite.
En-Suite: 1.73m x 1.79m	The En-suite is fitted with wc, whb and walk in shower. This space is fully tiled.
Bedroom 2: 3.16m x 4.96m	Bright and spacious double bedroom with built in wardrobes. This room is located to the front of the property.
Bedroom 3: 3.20m x 3.33m	Bright and spacious double bedroom located to the rear of the property. Built in wardrobes.
Bedroom 4: 2.96m x 3.36m	Bright and spacious double bedroom located to the rear of the property. Built in wardrobes.
Bedroom 5: 2.46m x 2.69m	Spacious single bedroom located to the front of the property. Built in storage, laminate flooring.
Shower Room: 2.47m x 2.23m	The recently refurbished shower room is fitted with wc, whb with built in vanity and a walk-in shower. This space is fully tiled and has recessed lighting.



## FEATURES

- Turnkey condition
- Mature cul de sac setting
- Southwest facing rear garden
- Off Street Parking
- Bright and Spacious interior
- Recently refurbished shower room
- Floored Attic

## IMAGES





## PRICE

AMV €695,000

## VIEWING

By appointment  
Barry O'Driscoll

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday  
and by appointment on Saturdays

## THINKING OF SELLING YOUR PROPERTY?

We at REA Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2021 and 31 of December 2021.

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