



If you are considering selling please call us today:
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For Sale by Private Treaty

47 Claremont Crescent, Glasnevin, Dublin 9

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Allen & Jacobs is delighted to present this lovely terraced residence tucked away in a popular quiet residential enclave. The property has been well maintained and benefits from well-proportioned light filled accommodation spanning an impressive c. 134sqm/1,442sqft. Other benefits include well fitted shaker style fitted kitchen, 2 bedrooms en suite and ample off street parking.

Located only a short walk from all the amenities of Glasnevin Village and close to the Botanic Gardens. Dublin City Centre is only c.5km away and the N2, M1 and M50 are easily accessible. There are a selection schools and colleges within easy reach including St. Marys Holy Faith secondary school and DCU college.

Accommodation briefly comprises: entrance hall, living room, family room, kitchen/dining room, 4/5 Bedrooms (two en suite), study/bedroom 5 and two bathrooms.

Viewing highly recommended.

At A Glance

- Well-proportioned accommodation c.134sqm/1,442sqft
- Shaker style fitted kitchen
- 2 bedrooms en suite
- Ample off street parking to front
- uPVC double glazed windows
- GFCH
- Presented in good condition
- TV & Internet connection available
- Low maintenance garden to rear
- Minutes to Glasnevin village
- Close to N2, M1 & M50
- Within easy reach of the city centre



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:

Accommodation

Entrance Hall: Laminate timber floor; phone point, under stairs storage

Shower room: Tiled shower cubicle, whb, wc, tiled floor

Living: 4.04 x 3.47 Timber laminate floor;TV point

Family room: 4.65 x 3.47 Timber laminate floor;TV point, tiled fireplace (not operational)

Kitchen/Dining: 5.44 x 2.45 Shaker style timber eye & floor level press units, stainless steel sink unit, plumbed for dishwasher & washing machine, tiled splashback, extractor fan, timber laminate floor; door to garden

Upstairs

Landing Access to attic via pull down ladder; shelved hot press with dual immersion

Bedroom 1: 3.66 x 3.48 Fitted wardrobe,TV point

En suite Tiled shower with electric 'Triton T901' shower; whb, wc, tiled floor

Shower room Tiled shower cubicle with electric 'Mira Elite ST' shower; whb, wc, tiled floor

Bedroom 2: 3.29 x 2.43 Fitted wardrobe,TV point

Bedroom 3: 3.66 x 2.42 Fitted wardrobe,TV point

Bedroom 4: 4.09 x 3.48 Built in double wardrobes,TV point

En suite Tiled shower cubicle with 'Mira Event' Electric shower; whb, wc, tiled floor

Outside

To the front is a walled garden with grass area, shrubs, mature tree and ample off street parking. To the rear is a low maintenance walled garden c.7m laid out in Indian sandstone with border surrounding.

