



51 Taney Avenue, Goatstown, Dublin 14.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this 3 bedroom plus attic room, end terrace property. Although requiring some modernisation throughout, 51 Taney Avenue is ideally positioned overlooking a large green play area and would make the perfect property for discerning purchasers.

Extending to approx. 112 sq.m. / 1,203 sq.ft., No. 51 briefly comprises entrance hallway, guest w.c., dining room, living room, conservatory and kitchen on the ground floor with 3 bedrooms and main bathroom on the first floor. There is also a room at attic level with also benefits from a shower room.

Taney Avenue is located in one of south Dublin's most sought after residential areas with all every amenity catered for near by. There is an excellent choice of schools and colleges in the locality such as Mount Anville, St Killians, Oatlands and University College Dublin. The LUAS line is within minutes walking distance and offers easy access to the city centre at all times, also located close by is Sandyford Industrial estate and the M50 exit. With the Dundrum Town centre close by this will ensure that you will not have to travel too far for retail therapy, and all your leisure needs.

Viewing is highly recommended.

SPECIAL FEATURES

- » Ideally located 3 bedroom with attic room, end of terrace home.
- » Approx. 112sq.m / 1,203 sq.ft.
- » Benefiting from modernisation throughout.
- » Gas fired central heating.
- » Overlooking large green play area.
- » Close to many local amenities including Dundrum Town Centre.
- » Easy access to M50, LUAS Green Line at Dundrum and Sandyford Industrial Estate.



ACCOMMODATION

ENTRANCE HALLWAY

4.7m (15'4") x 2.0m (6'6")

Bright entrance hallway with under stairs storage, laminate flooring, coving and guest w.c.

GUEST W.C.

Incorporating w.c. and w.h.b.

DINING ROOM

4.6m (15'0") x 3.6m (11'8")

Spacious room with cornicing and wall lighting. Double doors leading to :-

LIVING ROOM

2.9m (9'5") x 3.6m (11'8")

Good size room with cornicing and fireplace with coal effect gas fire. Sliding doors leading to :-

CONSERVATORY

3.3m (10'8") x 2.2m (7'2")

Door leading to rear garden.

KITCHEN

4.3m (14'1") x 2.1m (6'8")

Offering an array of fitted wall and base units including integrated oven, hob, extractor fan and washing machine.

FIRST FLOOR

LANDING

Cornicing and hotpress.

SHOWER ROOM

2.5m (8'2") x 2.3m (7'6")

Fully tiled and incorporating w.c., w.h.b. and shower cubicle.

BEDROOM 1

4.3m (14'1") x 3.3m (10'8")

Double bedroom with front aspect and fitted wardrobes.

BEDROOM 2

3.3m (10'8") x 3.3m (10'8")

Double bedroom with rear aspect and fitted wardrobes.

BEDROOM 3

2.7m (8'6") x 2.4m (7'9")

Single bedroom with front aspect.

ATTIC LEVEL

ATTIC ROOM

Spacious room with velux windows and benefiting from extra storage space in eaves.

SHOWER ROOM

Incorporating w.c., w.h.b. and shower cubicle.



OUTSIDE

REAR GARDEN

12.1m (40') x 6.2m (20'3")

Walled rear garden area with spacious timber decking ideal for al fresco dining. Boarded by well stocked flower beds and sleepers with barna shed and patio area. Also benefiting from rear pedestrian access.

FRONT GARDEN

Tarmac drive with off street parking for 2 / 3 cars.

BER DETAILS

BER Rating : F

BER Number : 10764758

Energy Performance Indicator : 436.73 kWh/m²/yr

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 6680008 or email info@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



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ESTATE AGENT

T 01 668 0008 E info@huntersestateagent.ie W www.huntersestateagent.ie

St Martin's House, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin

PSRA Licence no: 001631



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