



50 Wyattville Park, Glenageary, County Dublin

c.115sq m

**DNG Dun Laoghaire**

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**Negotiator:**

Lorraine Maher

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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# 50 Wyattville Park, Glenageary, County Dublin

DNG are proud to present this spacious, semi-detached four bed family home with large garden, located in a mature residential development off the Wyattville Road. No 50 comes to the market in good condition throughout and further benefits from a garage, which could be converted into extra living space subject to planning permission. The very bright and spacious accommodation briefly comprise of c 115sqm large living room, kitchen/dining room, 4 bedrooms (2 double, 2 single) and main family bathroom.

The convenience of the location is exceptional. The property is within easy reach of a large supermarket and good shopping facilities, leisure facilities, churches, Loughlinstown Hospital, primary and secondary schools (St Laurence College co-educational secondary school is two minutes' walk from the house). The villages of Dalkey, Killiney and Cabinteely are a short drive away. There are very good transport links: the N11 and the M50 ; Dublin Bus; the Luas Green Line Cherrywood stop (within walking distance); and Killiney DART station (a five minute drive).

Viewing of this property comes highly recommended.

## Accommodation

Entrance Porch: 4.90m x 1.78m

Living room: 6.10m x 4.92m

Kitchen/Dining room: 6.42m x 3.99m

Landing: 4.08m x 0.86m

Bedroom 1: 4.15m x 3.44m

Bedroom 2: 4.79m x 3.48m

Bedroom 3: 2.85m x 2.77m

Bedroom 4: 2.83m x 1.99m

Bathroom: 1.89m x 1.81m

BER :E2

BER No.107244618

Energy Performance Indicator:88.41 kWh/m<sup>2</sup>/yr

## Features

- Large 4 bed c 115sqm with garage (9.23 x 2.84)
- Excellent location
- Mature residential setting
- Oil Fired Central Heating
- South East facing rear garden incorporating patio area
- PVC double glazing throughout
- Close to N11 & M50 network
- Close to many excellent schools
- Close to shopping & leisure facilities

## View By Appointment

