



68 WALKINSTOWN AVENUE WALKINSTOWN DUBLIN 12 D12 K4V2



Mid Terrace



2



1



c. 71 Sq. M
c. 764 Sq. Ft



BER **G**



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are thrilled to present number 68 Walkinstown Avenue to the market this two bedroom mid terrace is an ideal opportunity for any discerning buyer to put their own stamp on a home in prime location. The home benefits from off street parking and a large sunny south facing aspect garden. Number 68 is located in the heart of Walkinstown with an array of amenities on its doorstep such as primary and secondary schools, shops, restaurants, pubs, sports facilities and much more.

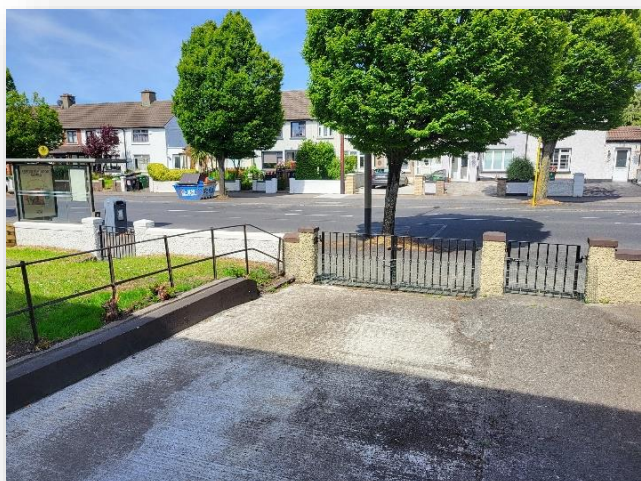
The property is well connected to the N7 and M50 Motorway as well as providing easy access to excellent public transport links with the Luas Red line or Dublin Bus Routes to Dublin City Centre and other surrounding areas.

LOCATION

Located just off the Walkinstown Roundabout along Walkinstown Avenue (R112)

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Porch	2.08m x 0.40m	Tiled floor
Kitchen Area	2.99m x 1.91m	Tiled floor, feature fireplace, fitted units
Sitting Room	3.00m x 2.77m	
Bedroom 1	5.11m x 3.30m	Wooden floor, fireplace, storage area
Bedroom 2	3.63m x 2.52m	Wooden floor
Bathroom	1.48m x 1.36m	Tiled, Triton T90si
Toilet	1.83m x 0.74m	Tiled, WC
Lean-to Back	5.13m x 1.78m	
Shed	1.64m x 0.93m	







SERVICES

- Mains Water
- Mains Sewage
- Electricity

ADDITIONAL INFORMATION/FEATURES

- BER: G
- c. 71 mtr sq. | c. 764 sq. ft
- Pedestrian Gate
- Off Street Parking
- South Facing Aspect
- Prime Location
- 10m from Bus Stop
- 2km from N7/M50

PRICE REGION AMV: €325,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.