



BUNGALOW & WORKSHOP ON C. 0.45 ACRES

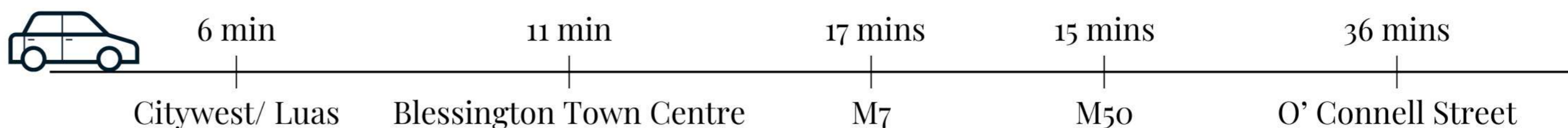
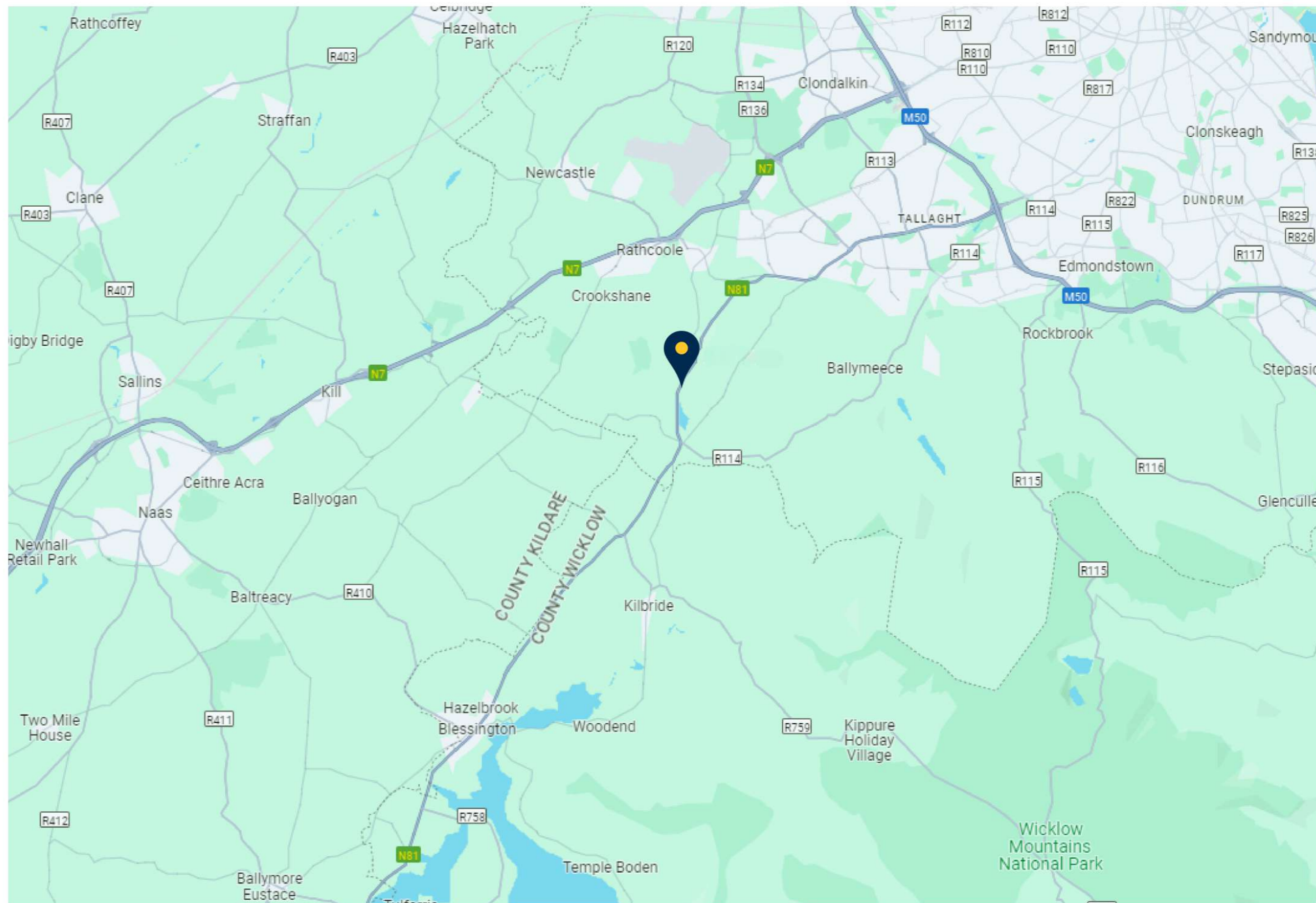
GLENARANEEN | BRITTAS | CO DUBLIN



FOR SALE BY PRIVATE TREATY

LOCATION

The property is in the most convenient location, mixing all things country yet within a short drive of South Dublin and it's surrounding areas. The property fronts the Slade Road and is within walking distance of the N81, which is serviced by the Dublin Bus (65) and less than 4km to the Luas at Saggart. The N7 is less than 5km from the property and the M50 is just 10km away. Brittas is perfectly located to avail of the facilities of the larger neighbouring villages of Citywest, Rathcoole, and Blessington, where there are a choice of primary and secondary schools, pubs, churches, eateries, and shopping. Citywest Business Campus is on your doorstep, as is the newly constructed Amazon headquarters at Rathcoole and Greenogue Industrial estate. For the sporting enthusiast, there are many equestrian centres located close by not to mention golfing at the nearby Lisheen Springs Golf Club, Beechpark Golf Club, and the Butter Mountain & Slade Valley Golf Clubs. Water sports can be enjoyed on the Blessington Lakes and there are many cycle routes and walking trails in the area. This is an ideal location for the person looking to be close to Dublin while also looking to get away from the hustle and bustle of city life.



DESCRIPTION

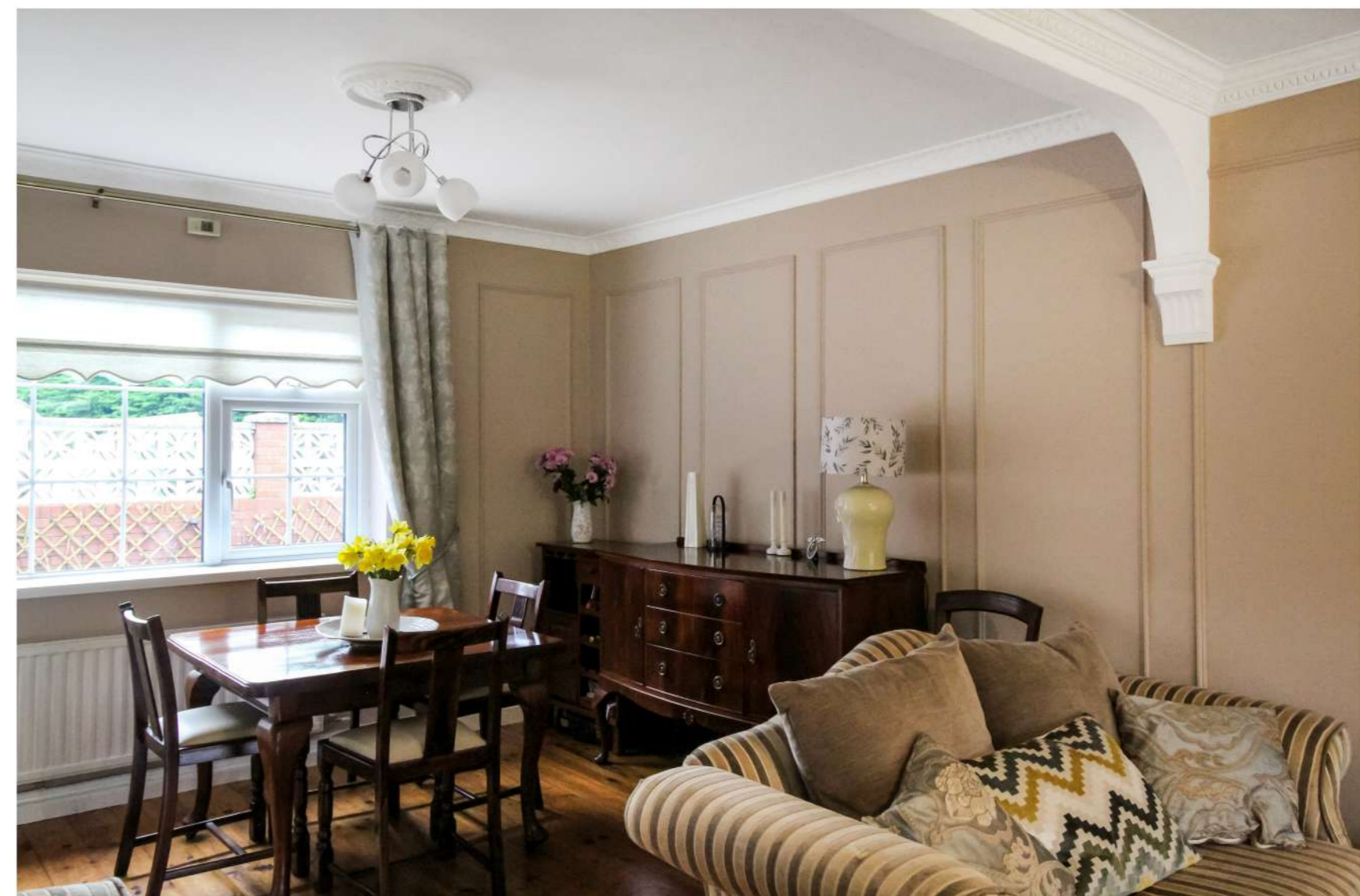
JP & M Doyle are pleased to offer Glenaraneen to the market. The property comprises of a fine three bedroom detached residence set on a mature site extending to c. 0.45 Acres. The accommodation comprises of a bright entrance hall which has panelling throughout. From here you can access the living/ dining room which has a beautiful marble fireplace and inset stove, with a cozy family room/snug next door. The kitchen is positioned to the rear of the property with triple aspect and views overlooking the mature gardens and rear south-facing suntrap courtyard. The property has three double bedrooms (master ensuite) and a large family bathroom. Outside there is a large front and rear garden, ample parking for a number of cars along with a substantial garage/ workshop.



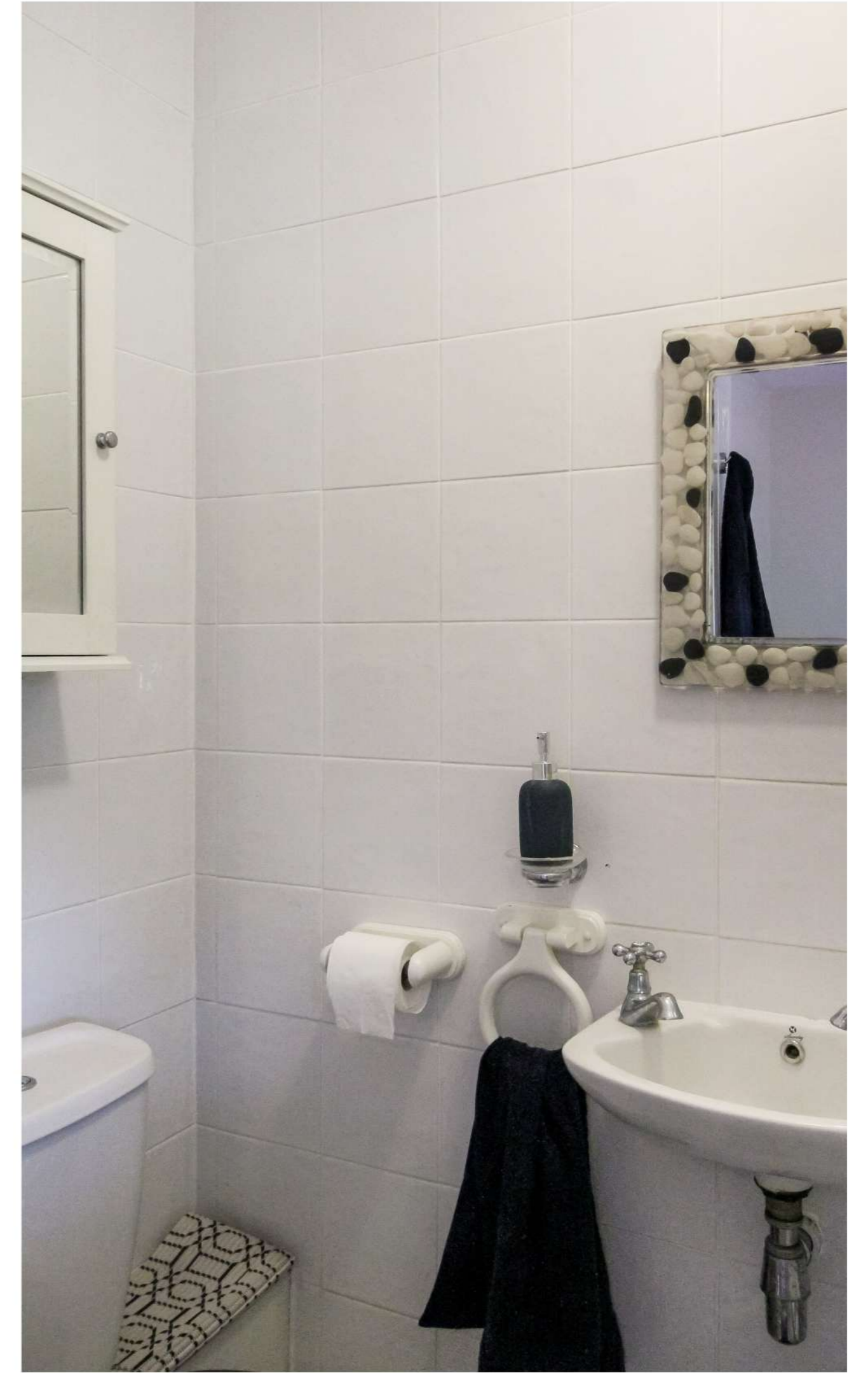
GALLERY



GALLERY



GALLERY



ACCOMMODATION

FRONT PORCH | 1.33m x 0.65m

ENTRANCE HALL | 3.58m x 1.68m
plus 1m x 6.27m
Wooden Floor, Wall Panelling

SITTING/ LIVING ROOM | 7.32m x 3.51m
Wooden Floor, Fireplace, Cornicing.

STUDY | 4.55m x 2.59m
Wooden Floor, Storage Cabinet.

BACK HALL | 1.88m x 1.62m
Tiled Floor, Door onto courtyard.

KITCHEN | 3.15m x 1.90m
Large Window, Fitted Kitchen Units, Tile
Flooring, Blinds.

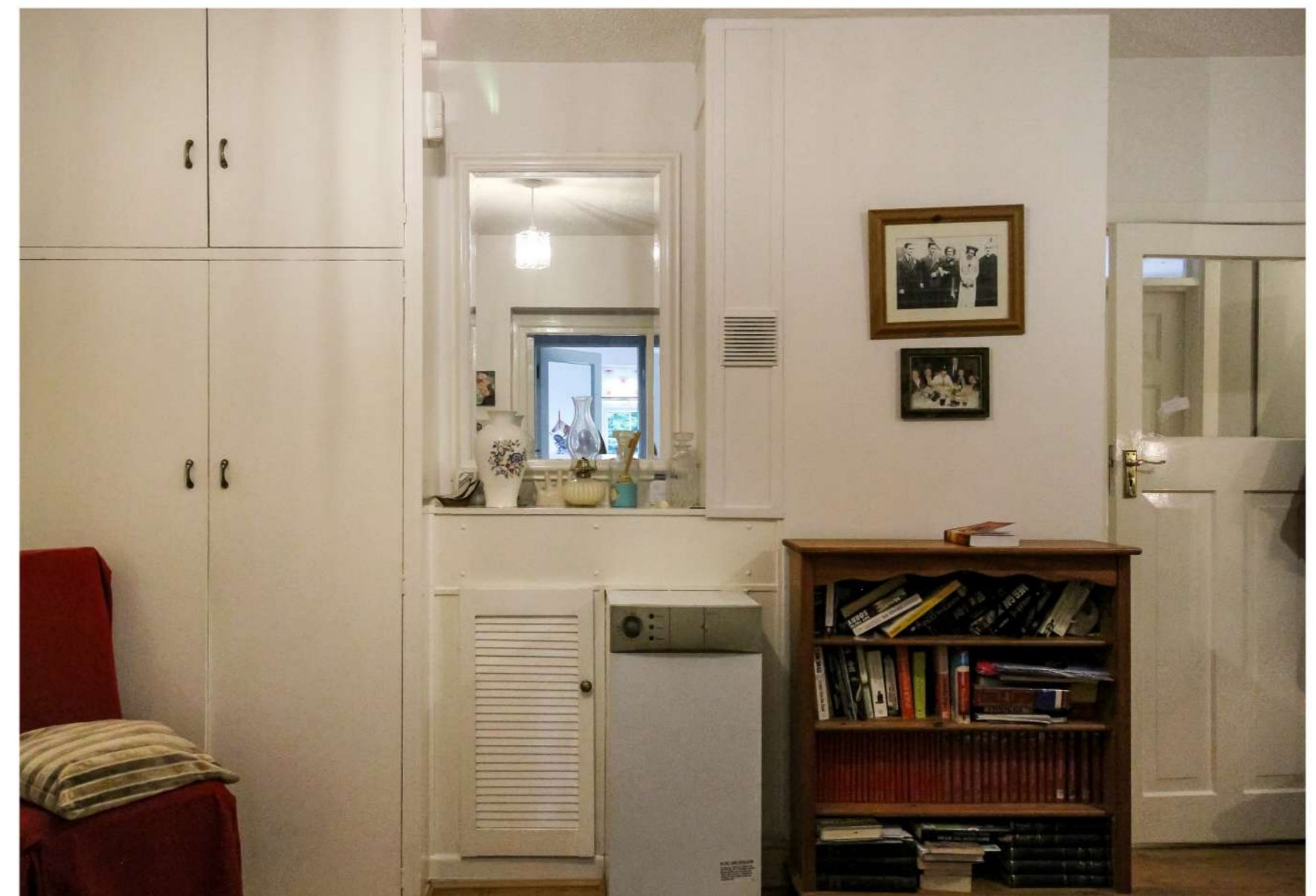
BEDROOM 1 | 3.51m x 2.91m
Wooden Floor, Wardrobes.

ENSUITE | 0.80m x 2m
Tiled Floor, Shower, W.C, W.H.B.

BATHROOM | 2.93m x 2.16m
Tiled Floor, Bath, Shower, W.C, W.H.B.

BEDROOM 2 | 3.47m x 2.86m
Wooden Floor, Wardrobes.

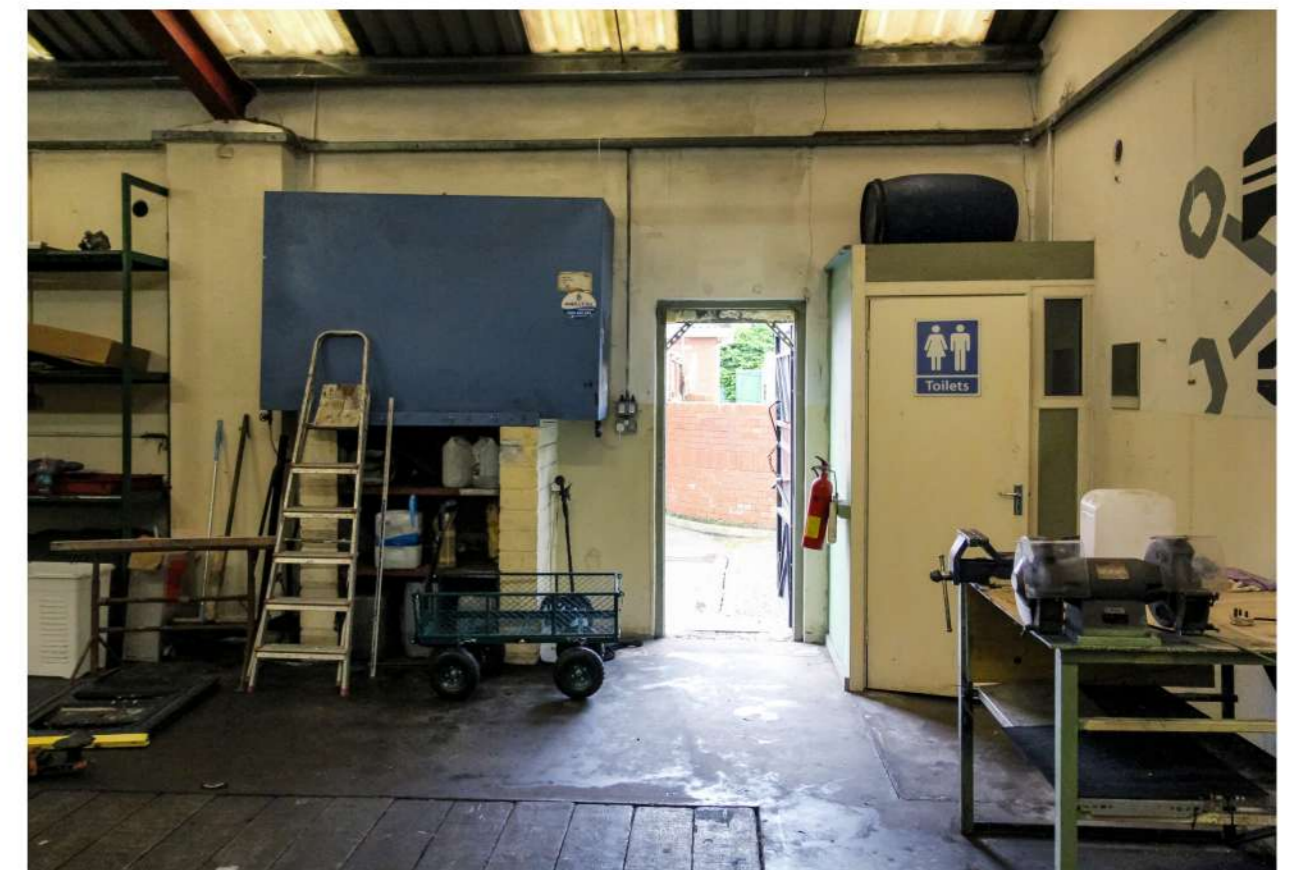
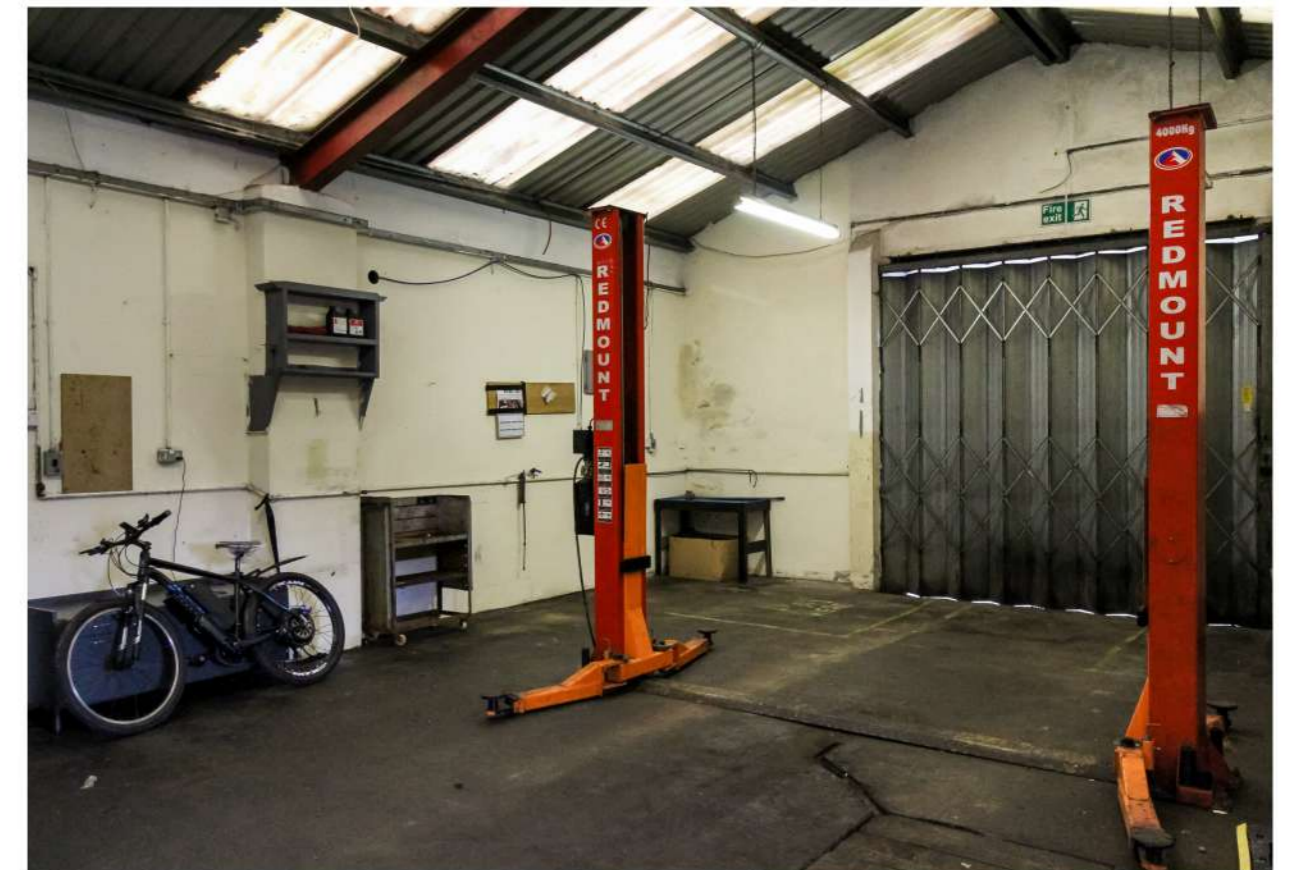
BEDROOM 3 | 2.95m x 2.99m
Wooden Floor, Wardrobes.



GALLERY



GALLERY



FLOORPLAN



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

VIEWING:
By Appointment Only

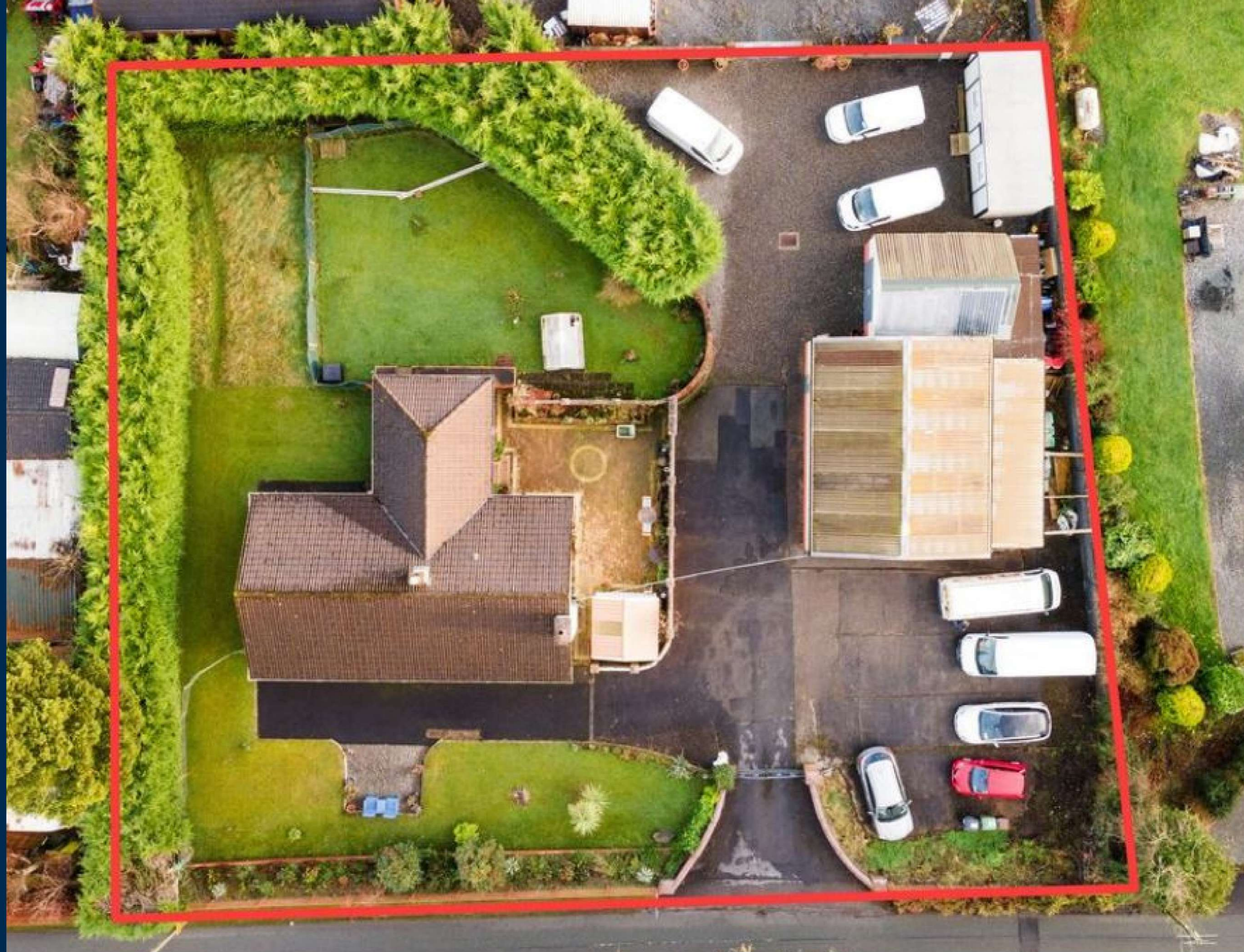
PRICE REGION:
€550,000

SELLING AGENT

J.P. & M DOYLE,
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Dublin 6,
D06 X029.

CONTACT US

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