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DNG Raheny
 1 Watermill Road, Raheny, Dublin 5
 T: 01 8310300 | E: raheny@dng.ie

Negotiator:
 Wayne O'Brien
 PSL 002049



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

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8 Ennel Avenue, Artane, Dublin 5

90 sq.m



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DNG are delighted to represent the sale of 8 Ennel Avenue, Artane, a two bedroom end of terrace residence extended to the rear. This spacious home enters the market in need of modernisation, providing a superb opportunity to finish to ones own taste. There is a large side garage and a private south easterly facing rear garden with mature hedging.

The accommodation extends to a total floor area of c. 969 sq. ft. and comprises entrance hallway, living room, lounge/dining room, rear hallway and a kitchen/breakfast room on ground floor level. Upstairs, first floor accommodates two double bedrooms and a bathroom.

Ennel Avenue is a mature settled neighbourhood with a host of local amenities and services available on the doorstep. This includes a choice of excellent schools, sports and recreational facilities, local shops and transport services and Dublin city centre is approximately 6 km away.

Accommodation

Entrance Porch

Entrance Hall - 1.4m x 1.42m
Carpeted, alarm panel.

Living Room - 3.3m x 4.21m
Linoleum flooring, feature fireplace with gas insert.

Lounge/Dining Room - 2.61m x 4.23m
Laminate wood flooring, understairs storage, door to side garage.

Hallway - 1.4m x 2.0m
Laminate wood flooring.

Kitchen/Breakfast Room - 2.87m x 4.62m
Linoleum flooring, fully fitted kitchen.

Landing - 1.84m x 2.05m
Carpeted.

Bedroom 1 - 3.04m x 3.56m
Carpeted, built in wardrobes.

Bedroom 2 - 2.33m x 3.94m
Carpeted, built in wardrobes.

Bathroom - 1.7m x 1.87m
Fully tiled, WC, WHB, corner electric shower.

Side Garage - 1.9m x 6.06m

Garden
Fenced in rear garden with meature hedging. Easterly facing.

BER: B3
BER No. 109688754
Energy Performance Indicator: 129.84 kWh/m²/yr

Features

- Single glazed windows.
- Gas fired central heating.
- Side garage.
- Private mature rear garden.
- Extended kitchen/breakfast room.
- Huge potential to finish to ones own taste.

View By Appointment

Asking Price: €250,000

