



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2017

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

**Negotiator:**  
Wayne O'Brien  
PSL 002049



DOUGLAS NEWMAN GOOD  
**DNG**

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



8 Ennel Avenue, Artane, Dublin 5

90 sq.m



DOUGLAS NEWMAN GOOD  
**DNG**



## 8 Ennel Avenue, Artane, Dublin 5

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

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

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

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

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

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

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

Side Garage - 1.9m x 6.06m

Hallway - 1.4m x 2.0m  
Laminate wood flooring.

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

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

BER: B3  
BER No. 109688754  
Energy Performance Indicator: 129.84 kWh/m<sup>2</sup>/yr

Landing - 1.84m x 2.05m  
Carpeted.

### 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

