

## For Sale by Private Treaty

### 16 Hazel Avenue, Kilmacud, Co Dublin, A94 X3W5

#### Gross Internal Area:

c. 93.30 sq.m.(c.1,004 sq.ft.) excluding garage.  
c.103.51 sq.m. (c.1,114 sq.ft.) including garage.  
Garage c. 10.21 sq.m. (c.110 sq.ft.)

BER: G. No. 119190775.

EPI: 470.76 kWh/m<sup>2</sup>/yr



#### Features:

- Large private South facing back garden
- Private off street parking
- Blank canvas to create your own home
- Easy access to M50 & N11
- LUAS at Kilmacud
- A number of fine schools within easy distance
- Minutes from Sandymount Business District, Beacon Hospital & Stillorgan S.C.
- Garage
- Driveway with ample parking
- Mature residential setting

#### Accommodation:

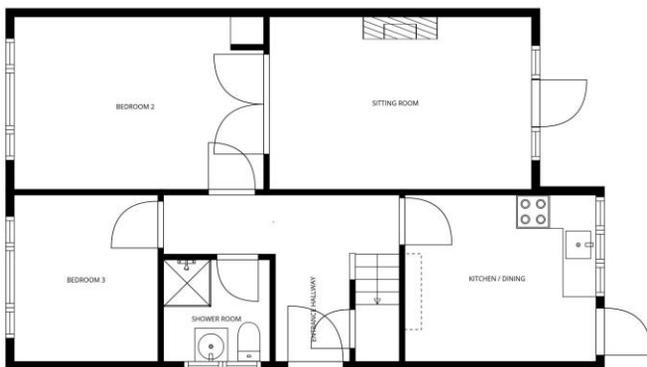
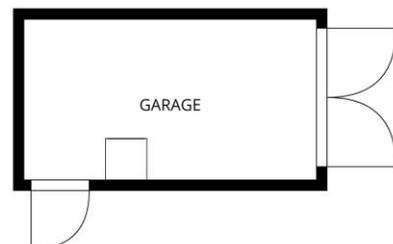
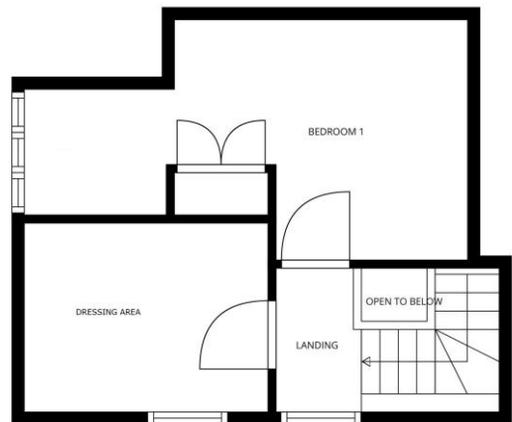
- Hall
- Sitting room 4.81 x 3.17
- Kitchen / dining 3.51 x 3.04
- Bedroom 1 5.46 (max) x 3.05
- Dressing area 3.03 x 2.42
- Bedroom 2 4.52 x 3.17
- Bedroom 3 2.99 x 2.58
- Shower room 1.90 x 1.84
- Garage 4.42 x 2.31



This three bedroomed semi-detached dormer bungalow requires modernisation and offers a blank canvas to create your own space from it's adaptable floor layout.

With a garage adjoining it offers the possibility to incorporate it into to the ground floor space, subject to any necessary Planning consent.

Enjoying a wonderful location in the heart of Kilmacud and within easy distance of a number of fine schools and Shopping Centres, including Stillorgan and Dundrum Town Centre.



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