

# 115 COLLINSWOOD, Collins Avenue, Dublin 9, D09 Y2N0



## Three Bedroom Semi-Detached

BER D1

Excellent three-bedroom family home close to all the amenities of Drumcondra, Beaumont and the North city





## THE PROPERTY

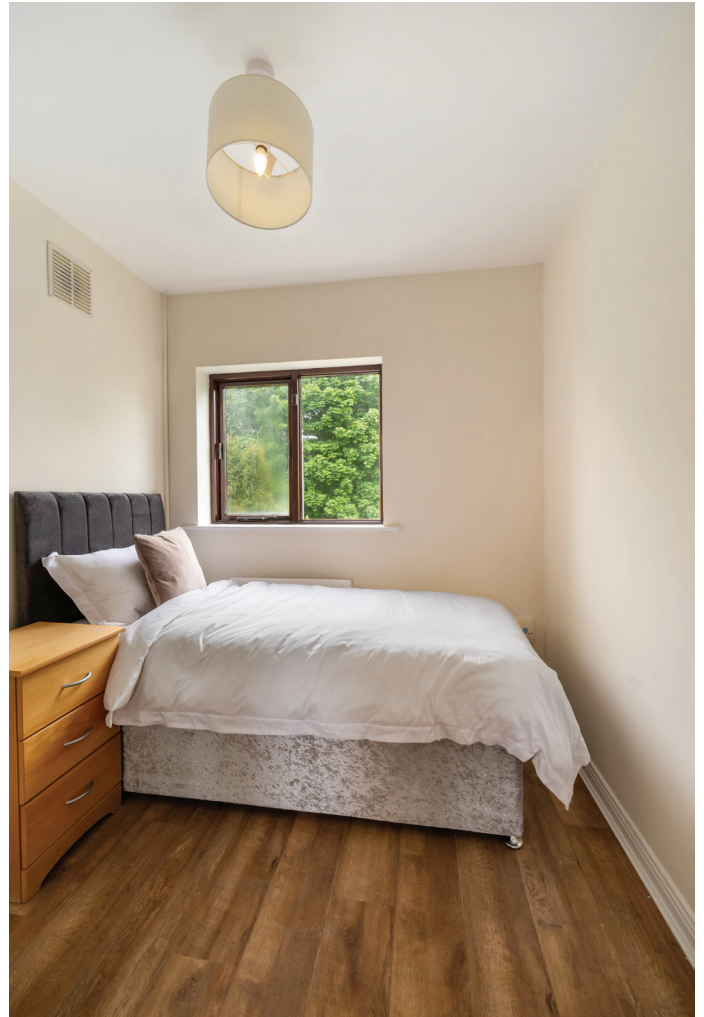
- 115 Collinswood is a three-bedroom semi-detached house overlooking a green open space with a good selection of trees. Extending over two floors, the property has been thoughtfully laid out to suit modern family living, with generous reception space and well-proportioned bedrooms throughout.
- The ground floor comprises an inviting entrance hall, a spacious living room to the front overlooking a green open space and double doors opening into an open-plan kitchen/dining area to the rear, creating an ideal space for both everyday living and entertaining.
- The kitchen/dining room enjoys excellent natural light and provides direct access to the rear garden which is fully paved out and has a block-built garden shed. There is also off-street car parking to the front.
- Collinswood is a well-established development built by Flynn & O Flaherty in the early 1990's and it is ideally located off Collins Avenue in a mature residential setting close to a host of local amenities including schools, shops, cafés, park, and excellent transport links.
- It offers easy access to Dublin Airport, DCU, East Point Business Park, Beaumont Hospital, M1 & M50 motorways and the city centre
- Collinswood is also close to all the amenities of nearby Drumcondra, Donnycarney and Beaumont, while also benefiting from a strong sense of community and plentiful green open spaces.
- This attractive home combines comfortable accommodation in a convenient location, making it an ideal choice for first-time buyers, growing families or those seeking a solid investment opportunity.

### Features:

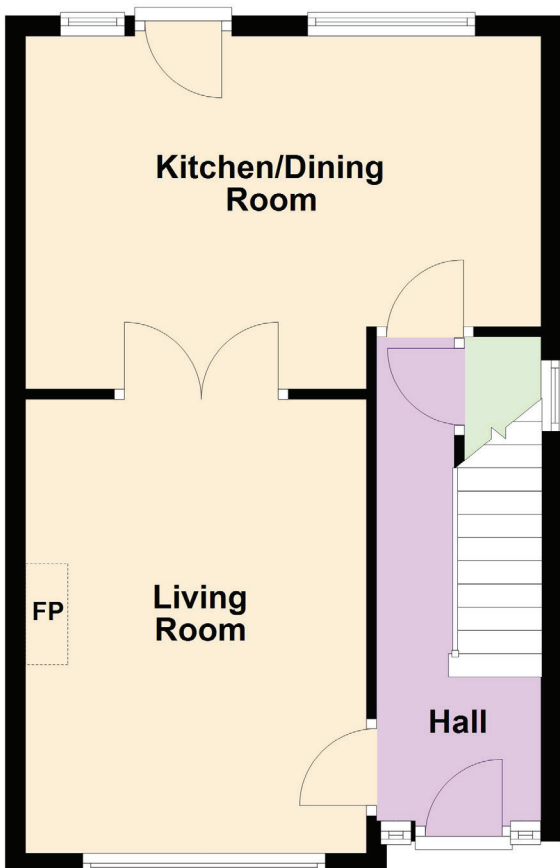
- Three Bedroom semi-detached house
- Mature convenient location
- Gas Fired Central Heating
- Private paved back garden ideal for outdoor entertaining
- Off-street car parking to the front
- Close to shops, schools, cafes, parks, and local amenities



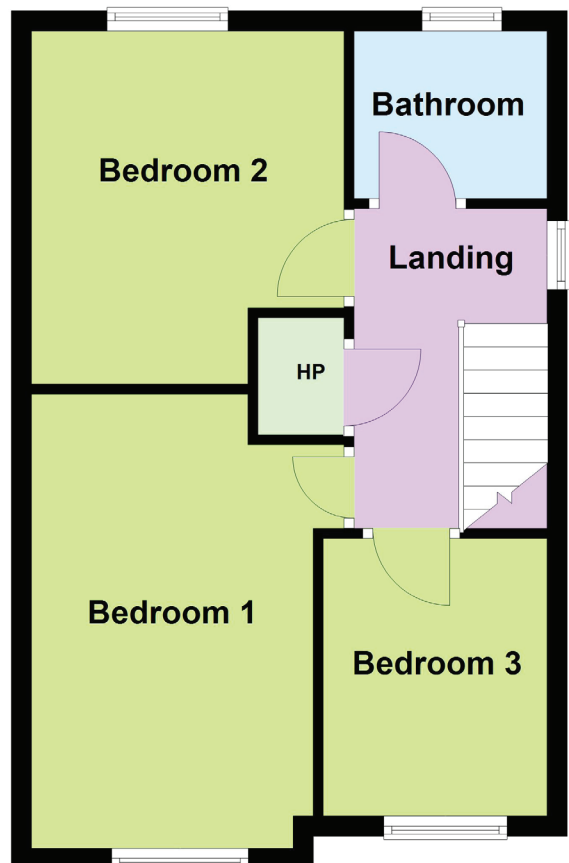


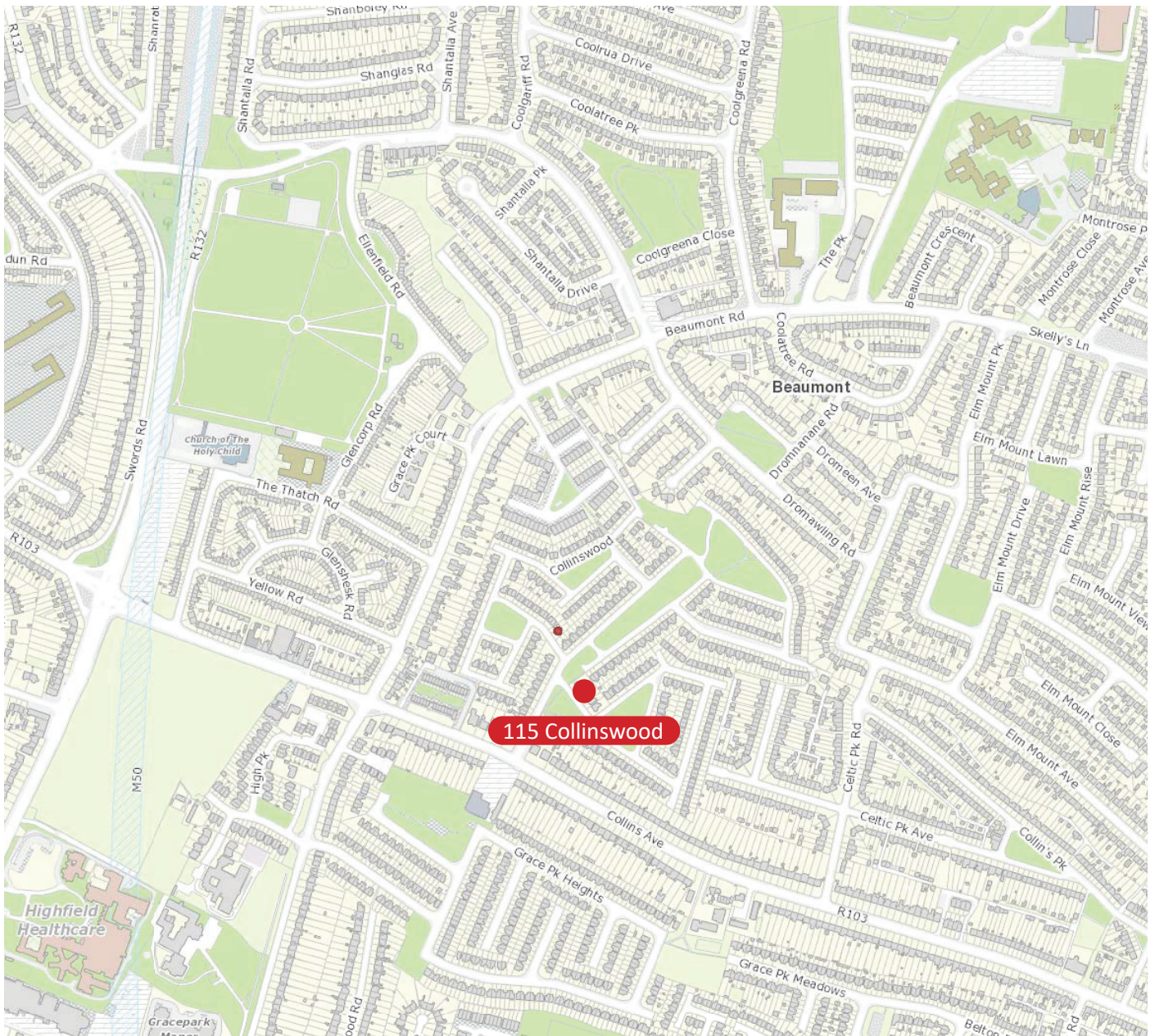


**Ground Floor**



**First Floor**





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## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER D1

BER No. 102372216

Energy Performance Indicator: 254.54 kWh/m<sup>2</sup>/yr

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