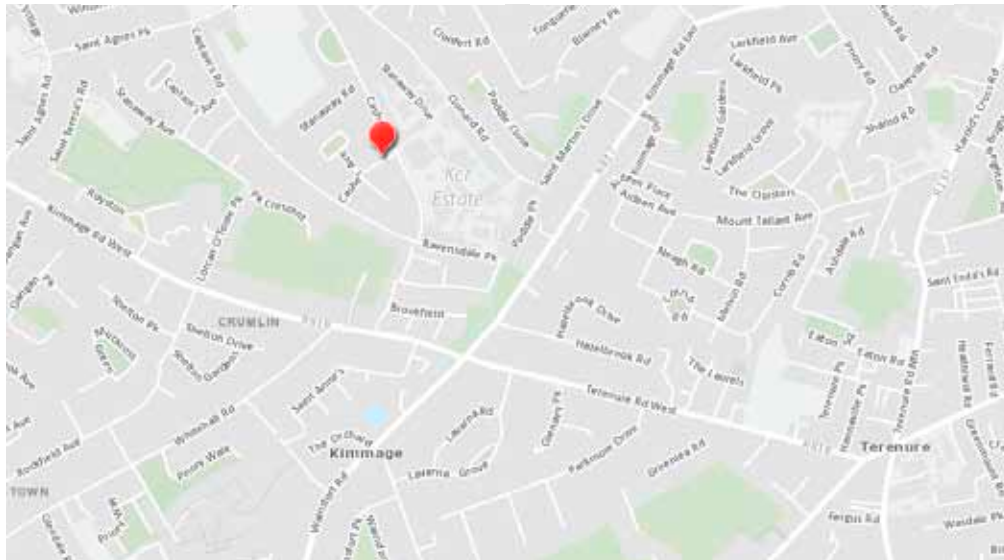
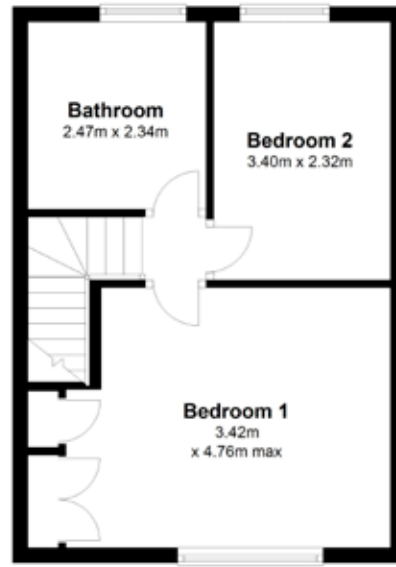


Ground Floor



First Floor



41 Donnybrook Road
Donnybrook
Dublin 4
01 660 0333

PSRA: 001562

These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

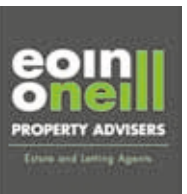
SALES

LETTINGS

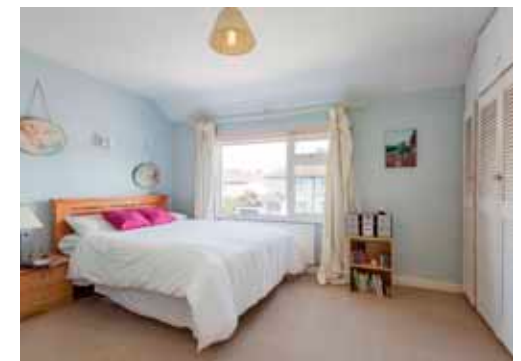
VALUATIONS

FOR SALE BY PRIVATE TREATY

4 CASHEL AVENUE
CRUMLIN
DUBLIN 12



01 660 0333



T: 01 660 0333 E: info@eoneill.ie W: www.eoneill.ie
41 Donnybrook Road, Donnybrook, Dublin 4



FEATURES

- Off street parking
- Gas fired central heating
- Burglar alarm system
- Double glazed windows
- TV & internet connections.
- Total floor area: Approx. 66.5 sq m / 715 sq ft
- Private low maintenance 50 ft rear garden.
- Walking distance to local shops.
- Easy access to local transport
- 8 minutes drive to M50

DESCRIPTION

4 Cashel Avenue is a charming bijou mid terrace 2 bedroom house (formerly 3 bedrooms) with off street parking presented in very good condition throughout. Conveniently located at the Kimmage end of Crumlin just across from the Cashel Business Centre. The house is nicely decorated with a cottage style interior in soft pastel shades and the front living room features a limed oak floor and open fireplace. To the rear there is a delightful 50ft easily maintained pebble stone 'Zen' garden with a lovely sunny aspect.

The property is located within walking distance to local shops and a very regular bus service into the city centre.

ACCOMMODATION

Entrance Lobby

Living room – 4.36m x 3.84m with open fireplace and limed oak floor. Storage cupboard.

Kitchen - 4.76m x 2.47m - Country style kitchen with cupboards and open shelving. Door to garden.

Upstairs:

Landing.

Bathroom - 2.47m x 2.34.m whb, wc and bath. Shower cubicle (electric shower). Tiled walls.

Bedroom, front (1) – 4.76m x 3.42m spacious fitted wardrobe and hotpress.

Bedroom, rear (2) - 3.40m x 2.32m

Outside:

Front driveway with vehicular access.

50 ft rear garden beautifully landscaped 'Zen' style with attractive pebble stone. Garden shed.

