DUFFY AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

33 Glendhu Road
Navan Road
Dublin 7.

Truly something special, No 33 Glendhu Road is one of the finest three-bedroom family homes with garage to come to the market in this mature and popular residential area of Glendhu road Dublin 7. Glendhu road is a highly sought-after residential area known for its close proximity to the Phoenix Park, Pelletstown and Ashtown train stations with Dublin City Centre only 5km away. This fine family home is strategically located on this mature road next to Martin Savage Park and St. Oliver Plunketts Eoghan Ruadh GAA pitches. Impeccably presented and updated over the years by the present house-proud owners this beautiful family home is sure to attract a variety of viewers. Accommodation consists of Entrance hallway with wooden floor and understairs storage, Fully fitted extended kitchen with wooden floor and a bright and spacious Living room with feature fireplace and wooden floor. The superb dining room has a wooden floor with feature fireplace and overlooks the south facing rear garden. Upstairs off the landing there are three large bedrooms all with fitted wardrobes and carpet floor plus a newly fitted family bathroom with shower cubicle. Outside the property is further enhanced by a private south facing rear garden with a large garage to the rear with access from the laneway to the side. Pelletstown and Ashtown train stations are just minutes away, and there are 11 different bus routes operating in the area. The wonderful 1,700+ acre Phoenix Park is approximately a 15-minute walk away, offering exceptional green space for walking, cycling, and sports clubs and the property sits within an excellent catchment area for both primary and secondary school. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €540,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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Features

Beautiful extended three bed family home with garage.
In excellent condition with many extras included in sale.
Located on mature road next to sports clubs and pitches.
Wooden Floors in hallway and dining room.
Double Glazed windows and doors.
Fully Fitted extended kitchen with wooden floor.
Large Living room with feature fireplace.
Superb dining room with wooden floor overlooking the south facing garden.
Gas Fired Central Heating.
Built in wardrobes in all bedrooms.
Large garage to the rear with access from the laneway to the side.
Large attic, part floored.
Stunning south facing rear garden
Excellent Location close to shops schools and public transport.

Entrance Hall

Entrance hallway (4.04m x 2.00m)
Entrance hallway with wooden floor and understairs storage.

Living Room

Living room (3.99.m x 3.54m)
Large bright room with feature fireplace and wooden floor.

Dining Room

Dining room (4.18m x 3.77m)
Stunning bright room with wooden floor and feature fireplace.

Kitchen

Kitchen (6.39m x 2.21m)
Extended fitted Kitchen with wooden floor and extra wall and floor mounted units.

Outside Features

Outside:
Large south facing rear garden leading to the car garage at the rear.

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Bathroom

Family Bathroom. (2.24m x 2.19m)
Newly Fitted Bathroom comprising shower cubicle, W.C., and w.h.b.

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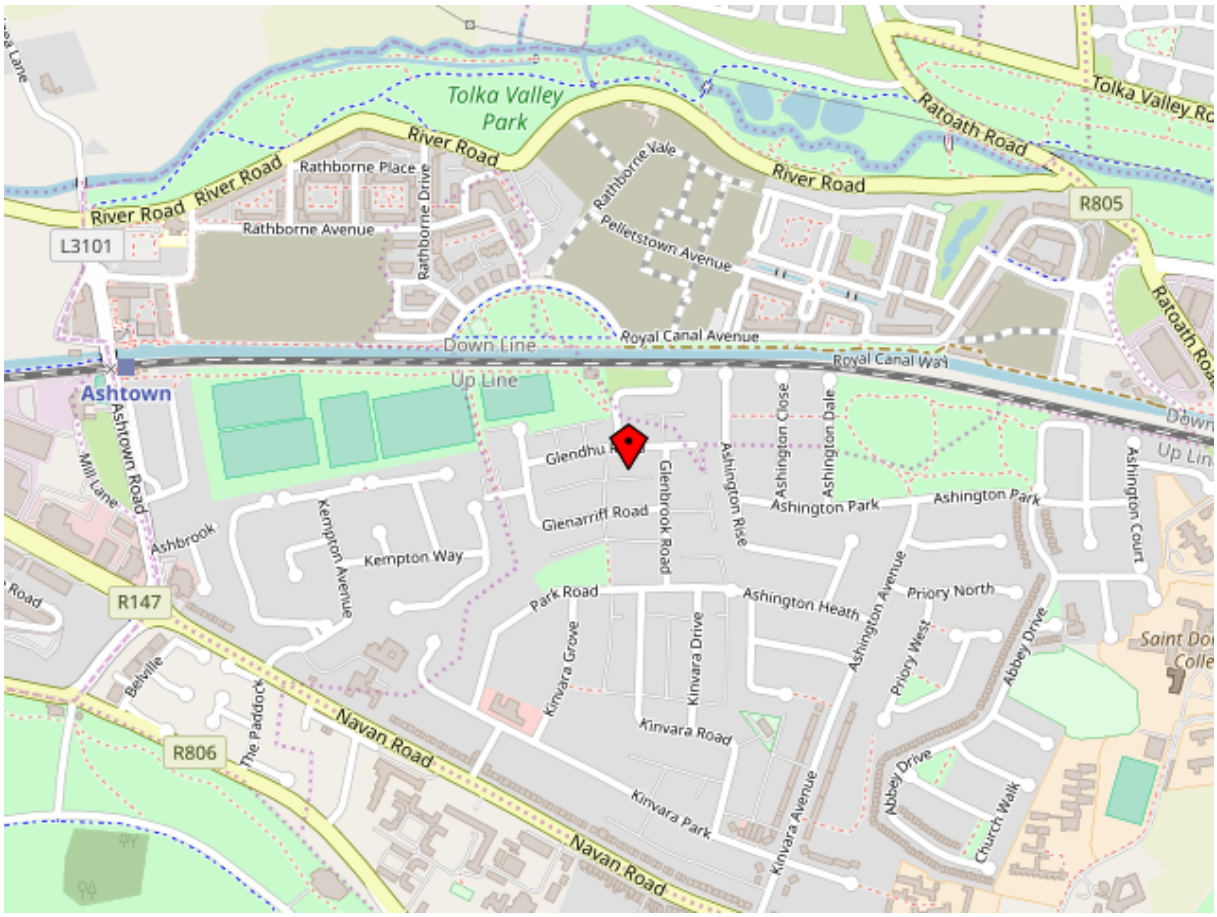
*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only



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