



For Sale *By Private Treaty*

**10 Montrose Crescent
Artane
Dublin 5
D05A3F8**



Scan to view Property

3 Bedroom | 1 Bathroom | Semi-Detached | 97 sq.m

Guide Price: €375,000



Description

Ray Cooke Auctioneers are delighted to present this fantastic three-bedroom semi-detached property to the market in Artane, Dublin 5.

The location is second to none adjacent to a wealth of local amenities. Close to primary and secondary schools, Beaumont Hospital and Artane Castle Shopping Centre. There are numerous bus services nearby to the City Centre and surrounding areas. The property is also close to Dublin Airport, D.C.U., the M50 and M1.

Bright and spacious living accommodation of c. 97 sqm comprises of storm porch, entrance hallway, living room with feature fireplace, lounge, fully fitted kitchen all located downstairs. Upstairs hosts 3 generous sized bedrooms with built in wardrobes and a family bathroom with bath and shower. The property benefits double-glazed windows, gas fired central heating, side entrance & a south facing rear garden.

No 10 also boasts a sunny rear garden which is not overlooked and a large garage. This family home will appeal to all types of buyers.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!

Features

- c. 97 Sqm
- BER E2
- 3 Bed 1 Bath
- Semi-detached house
- Cul de sac location
- Gas fired central heating
- South facing rear garden
- Not overlooked to the rear
- Front driveway
- Side entrance
- Double glazed windows
- Generous sized bedrooms
- Large garage
- Excellent schools & DCU closeby
- Beaumont Hospital within walking distance
- Artane Castle shopping centre close by
- Fantastic location
- Easy access to M50 & M1 motorway
- Bus routes to City Centre close by
- Early viewing highly advised!!



Accommodation

Entrance Hall

12'5" x 5'9" (3.8m x 1.9m)

Laminate flooring with access to living room and kitchen/lounge. Carpet to stairs.

Living Room

9'8" x 12'5" (3.0m x 3.8m)

Lounge to the front of the property, feature fire place with laminate flooring.

Kitchen

9'1" x 11'5" (2.8m x 3.5m)

Fully fitted kitchen with tiled flooring and access to rear garden.

Lounge 2

9'8" x 12'5" (3.0m x 3.8m)

Lounge to the rear of the property with laminate flooring and access to the rear garden.

Bedroom 1

10'5" x 12'1" (3.2m x 3.7m)

Large double room to the rear of the property, built in wardrobes and laminate flooring.

Bedroom 2

13'5" x 12'5" (4.1m x 3.8m)

Double room to the front for the property with laminate flooring.

Bedroom 3

7'9" x 8'5" (2.4m x 2.6m)

Single room to the front for the property with laminate flooring.

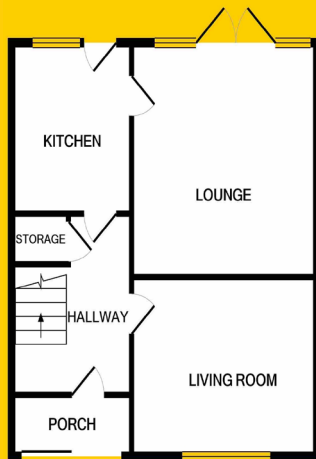
Bathroom

7'5" x 6'9" (2.3m x 2.1m)

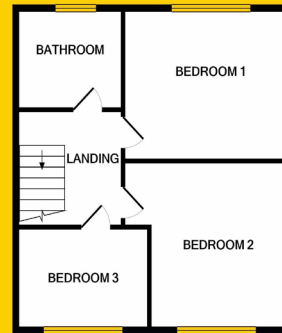
Fully fitted with w.c, whb, bath and fully tiled.



Floor Plans



GROUND FLOOR



1ST FLOOR

Negotiator

Ross McHugh

01 699 5050 or 086 046 9458

Email: john.sullivan@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

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