

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**12 A Pinewood Crescent
Glasnevin
Dublin 11
D11R597**



Scan to view Property

3 Bedroom | 3 Bathroom | Detached | 135 sq.m

Guide Price: €490,000



Description

Ray Cooke Auctioneers are delighted to introduce this beautifully presented three-bedroom detached home with an attic conversion in use as a 4th bedroom ideally situated in the extremely sought-after location of Pinewood Crescent in Glasnevin, Dublin 11.

Pinewood Estate is a very popular location and an established area of Glasnevin where properties rarely come to the market. No. 12A is a unique detached home built in 2004 which has an array of amenities on its doorstep including excellent local shops, schools, the villages of Glasnevin & Finglas and a short drive to Charlestown Shopping Centre & Clearwater Tesco Centre. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service.

Bright & spacious internal living accommodation of c.135 sqm comprises of a long entrance hallway, spacious living room to the front with feature stove, double doors leading into a second living room, storage closet, WC with shower and skylight, fully fitted tiled kitchen with skylights to the rear all located downstairs. Upstairs hosts 3 generous sized bedrooms with built in wardrobes, master with ensuite, and a fully tiled main bathroom. The attic has been converted into an extra large and bright 4th bedroom but would also suit a variety of uses.

No. 12A comes to the market in excellent condition throughout and benefits gas fired central heating, double glazed windows throughout, skylights allowing natural light, front driveway, and a large south westerly facing rear garden with a gated side entrance. The properties new owner will have the opportunity to lay down roots in one of Dublin 11s most sought after and family-oriented locations.

This magnificent home is sure to attract strong interest, call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- C. 135 sq.M
- BER C1
- 3 bed/ 2 bath
- Attic conversion in use as 4th bedroom
- Detached house
- Constructed in 2004
- Gas fired central heating
- Large living room with feature stove
- Quality flooring throughout
- Front driveway
- Gated side entrance
- Double glazed windows throughout
- Mature & sought-after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes to City Centre on your doorstep
- Walking distance of Finglas & Glasnevin villages
- Early viewing highly advised!!



Accommodation

Entrance Hall

8.4m x 2.0m

Laminate flooring with access to living room, sitting room and kitchen. Carpet to stairs.

Living Room

4.9m x 3.6m

Lounge to the front of the property, feature stove fire with laminate flooring and access to sitting room.

Kitchen

2.7m x 5.6m

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

Sitting Room

4.2m x 2.9m

Sitting room with laminate flooring.

Downstairs Bathroom

2.8m x 1.5m

Fully fitted with w.c, whb, shower and tiled flooring.

Bedroom 1

3.9 x 3.7m

Double room to the front of the property and laminate flooring.

Bedroom 2

3.0m x 3.5m

Double room to the rear of the property with laminate flooring.

Bedroom 3

2.6m x 2.5m

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

Bathroom

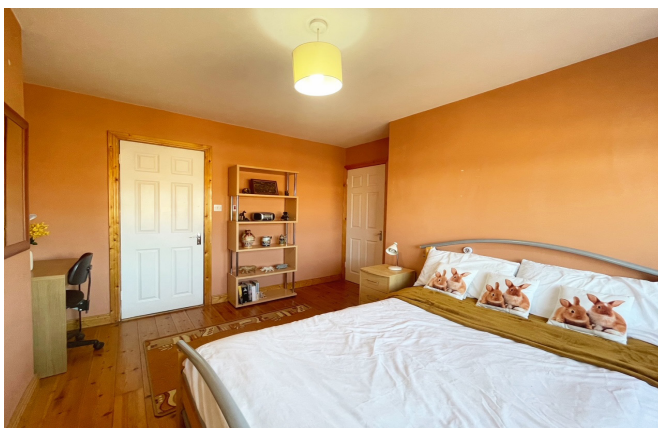
2.2m x 2.0m

Fully fitted with w.c, whb, bath with shower fittings and tiled flooring.

Attic

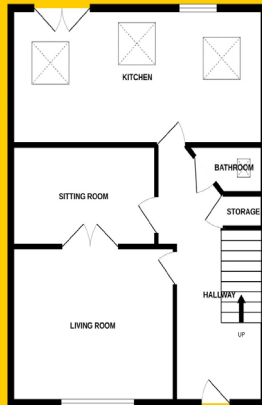
4.0m x 5.5m

Laminate flooring.

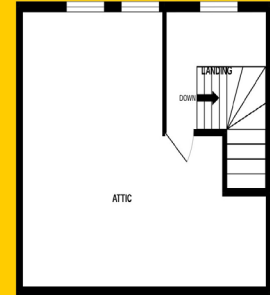
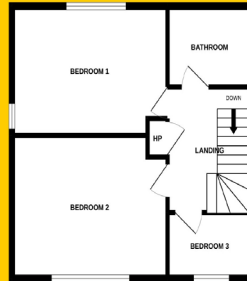


Floor Plans

GROUND FLOOR



1ST FLOOR



Negotiator

John Sullivan

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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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