



For Sale *By Private Treaty*

**13 Holywell Walk
Gorsehill, Kinsealy
Co. Dublin
K67XH93**



Scan to view Property

2 Bedroom | 3 Bathroom | Mid - Terrace | 90 sq.m

Guide Price: €299,000



Description

RAY COOKE AUCTIONEERS proudly present this fantastic two-bedroom mid terrace property with attic conversion to the market ideally located in the highly sought-after Holywell View, Swords.

Holywell is a modern development located close to the M1 and M50 and is within easy access of the City Centre. The property is well served by local recreational amenities and facilities and is within easy access of, and well served by, public transport. Swords Airside Retail Park is nearby and provides superb retail facilities. There is an excellent bus service to the city centre and close to the Pavilions Shopping Centre.

Bright and spacious internal living accommodation of c. 90 sqm comprises of entrance hall, fully fitted kitchen with breakfast bar, open plan living room with dining area, guest WC and access to south facing rear garden all located downstairs. Upstairs hosts two spacious double bedrooms with built in wardrobes, master with ensuite, and a fully tiled family bathroom. The attic has been converted and is currently in use as a 3rd bedroom. No. 13 boasts gas fired central heating, double glazed windows, quality flooring throughout, attic conversion in use as a 3rd bedroom and a south facing private rear garden.

This properties new owner will have the opportunity to lay down roots in a most sought after and family oriented locations in Dublin. An opportunity not to be missed: Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c.90Sq.M
- BER C1
- 2 Bed/ 3 Bath
- Mid terrace house
- Attic conversion in use as a 3rd bedroom
- Quality flooring throughout
- Sunny private rear garden
- Gas fired central heating
- Light filled interior
- Double glazed windows throughout
- 2 spacious bedrooms
- Master bedroom with ensuite
- Ample parking spaces
- Peaceful development
- Bus routes within easy reach
- Swords Village & Dublin Airport close by
- Viewing highly advised!



Accommodation

Entrance Hall

5.8m x 1.9m

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

Kitchen

4.5m x 2.1m

Kitchen to the front of the property, fully fitted kitchen with laminate flooring.

Living Room

5.4m x 3.9m

Living room to the rear of the property, feature fire place with laminate flooring and access to the rear garden.

Guest Bathroom

1.9m x 1.0m

Fitted with w.c, whb and tiled flooring.

Bedroom 1

3.4m x 3.7m

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

ensuite - 1.7m x 1.9m

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

Bedroom 2

2.7m x 3.9m

Double room to the front for the property with laminate flooring and built in wardrobes.

Bathroom

2.3m x 2.1m

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

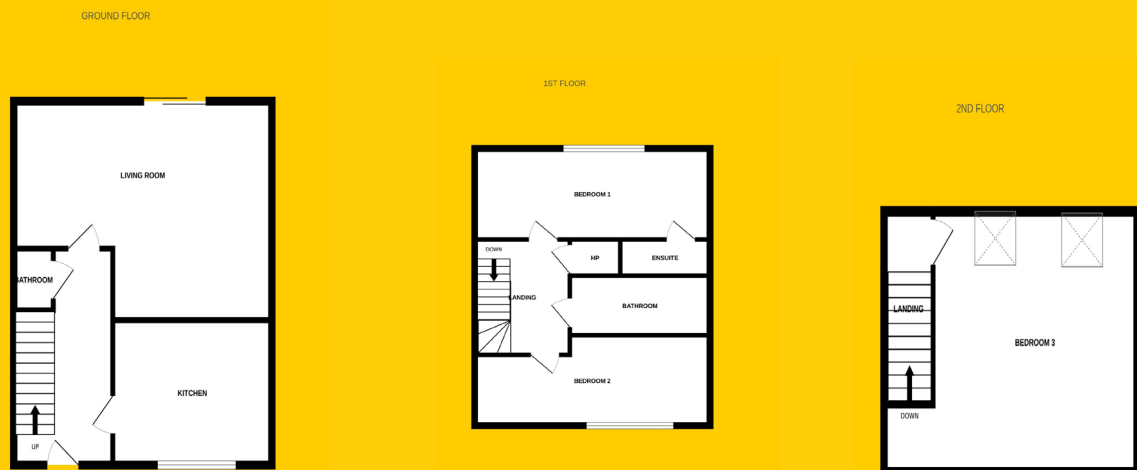
Attic

4.5m x 3.8m

Double room with laminate flooring and velux windows.



Floor Plans



Negotiator

John Sullivan

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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