



For Sale *By Private Treaty*

**3 St.Ita's Road,
Glasnevin,
Dublin 9,
D09 F2H6**

3 Bedroom | 1 Bathroom | Mid-Terrace | 89 sq.m

Guide Price: €475,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are delighted to introduce this magnificent three-bedroom mid terraced family home with kitchen extension to the market ideally positioned on the quiet cul de sac of St Ita's Road in the heart of Glasnevin.

St Ita's Road is conveniently located just off Botanic Avenue, one of the most desirable locations for young families in the city, this property enjoys a superb location just a short stroll from both Drumcondra and Phibsborough villages with local shops and amenities and is within comfortable walking distance of the Botanic Gardens, Griffith Park Ni Fianna Club, the city centre and Phoenix Park. The property is situated close to both the Bon Secours and Mater hospitals.

Third level colleges, Dublin City University and St Patrick's Teacher Training College are within easy walking distance; Trinity College Dublin and University College Dublin are both on direct bus routes. This superb family home is located within a great catchment of both primary and secondary schools and is serviced by an excellent bus route offering a high frequency service to the City Centre. The M50 & Dublin Airport are also most accessible making this a most strategically positioned home.

Bright and spacious internal living accommodation of c. 89 sq.m comprises of entrance hallway with storage, lounge, fully fitted kitchen and second reception room all located on the ground floor. Upstairs hosts two double bedrooms, one single bedroom and main family bathroom. This fine family home is in need of some cosmetic modernization but does boast oil fired central heating, treble glazed windows and sunny low maintenance rear garden enhanced by a westerly orientation.

No.3's new owner will have the opportunity to apply their own stamp and lay down roots in one of Glasnevin's most sought after and family-oriented locations.

An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 89 sqm
- BER E2
- 3 bed/ 1 bath
- Quiet cul de sac
- Kitchen extension
- Oil fired central heating
- Treble glazed windows
- Westerly facing rear garden
- Low maintenance sunny garden
- Three generous bedrooms
- Ample off-street parking
- Fantastic location
- Local shops and amenities close by
- Within a stroll of Dublin City
- Beside DCU College and Botanic Gardens.
- Close to M50 and Dublin Airport
- Viewing highly advised!!



Accommodation

Entrance Hall

3.4m x 2.0m

Wood effect laminate flooring with carpet to stairs and landing with access to all living areas.

Lounge

3.1m x 3.7m

Bright and spacious lounge area with wood effect laminate flooring and feature fireplace.

Living Area

3.7m x 3.1m

Bright spacious living area with wood effect laminate flooring

Kitchen

5.2m x 2.0m

Fully fitted kitchen wood effect laminate flooring with a range of floor and eye level units plumbed for washing machine.

Bedroom 1

4.0m x 3.7m

Large double room to the front of the property with carpet to floor and built in wardrobes

Bedroom 2

2.9m x 3.3m

Double bedroom to the rear of the property with carpet to floor and built in wardrobes

Bedroom 3

2.7m x 2.1m

Single bedroom to the front of the property with carpet to floor and built in wardrobes

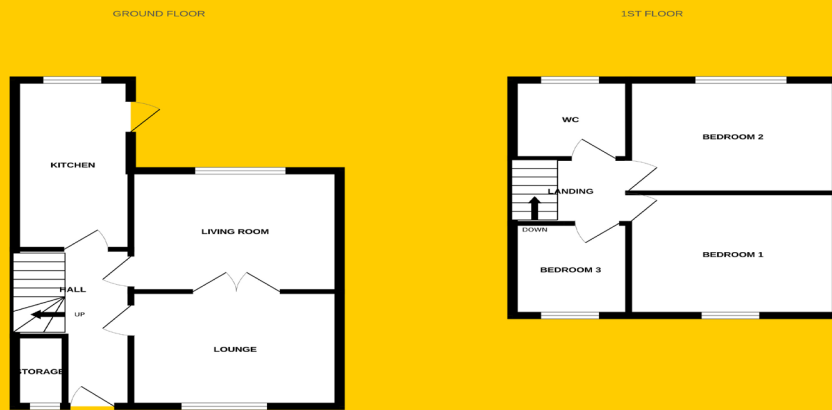
Bathroom

1.9m x 2.0m

Fully tiled with shower unit, WC and WHB



Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metaphor 5/2022

Negotiator

Eimhin O'Donnell

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Email: eimhin@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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