



For Sale *By Private Treaty*

**51 Cedarwood Road
Glasnevin
Dublin 11
D11XV99**



Scan to view Property

4 Bedroom | 3 Bathroom | Semi-Detached | 137 sq.m

Guide Price: €450,000



Description

RAY COOKE AUCTIONEERS are delighted to introduce this fantastic four-bedroom semi-detached family home to the market ideally positioned within the mature residential area of Cedarwood Road in Glasnevin.

The property is within walking distance to local shops, schools, the village of Glasnevin & and a short drive to Charlestown Shopping Centre & Clearwater Tesco Centre. The Botanical Gardens, IKEA, and DCU are other amenities and facilities close by. There are excellent road networks including the M50 to bring you in and around Dublin City and an excellent bus service. No. 51 is also within an excellent catchment of both primary and secondary schools.

Bright and spacious internal living accommodation of c. 137 sqm comprises of an entrance hallway with storm porch, extra-large living room with feature fireplace, fully fitted kitchen/dining room with access to a large wet room. There is also access to the converted garage with access to a utility room/storage and the large south facing rear garden with a large block built shed. Upstairs hosts four bedrooms, master with ensuite, and main bathroom. No. 51 boasts a double storey extension, south facing rear garden, gas fired central heating, front driveway, block built shed to rear, utility room, double glazed windows.

Although this property is dated its new owner will have the opportunity to apply their own stamp and lay down roots in one of Glasnevin 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.137 sqm
- BER D1
- 4 bed/3bath
- Semi-detached house
- Gas fired central heating
- Double glazed windows
- Large south facing rear garden
- Block built shed to rear
- Utility room outside
- Front driveway
- Fully fitted kitchen
- Built in wardrobes
- Mature and peaceful development
- M50 Motorway within arm's reach
- Ideal Family Home
- Viewing highly advised!!



Accommodation

Storm Porch

1.0m x 1.7m

Tiled flooring with access to living room, lounge and kitchen.

Entrance Hall

3.8m x 1.8m

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

Living Room

3.1m x 3.6m

Lounge to the front of the property with laminate flooring.

Lounge

3.1m x 3.6m

Lounge to the rear of the property with featur fire place and laminate flooring.

Kitchen

3.1m x 3.6m

Fully fitted kitchen with tiled flooring.

Dinning Room

3.2m x 5.3m

Tiled flooring with access to rear garden and down stairs bathroom.

Down Stairs Bathroom

1.9m x 1.5m

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

Bedroom 1

4.0m x 3.9m

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

Ensuite - 2.3m x 1.8m

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

Bedroom 2

3.8m x 3.0m

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

Bedroom 3

5.0m x 2.6m

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

Bedroom 4

2.8m x 2.7m

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

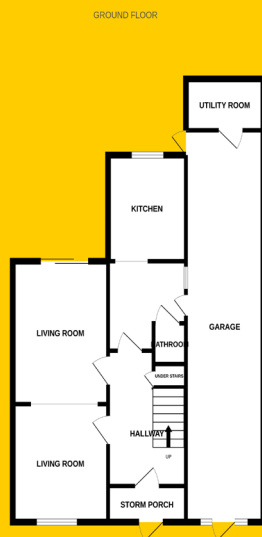
Bathroom

2.7m x 1.5m

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



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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