

FOR SALE BY PRIVATE TREATY



42 Glasnevin Avenue, Glasnevin, Dublin 11



LOCATION

Located within close proximity to all local amenities such as schools, shops, parks and DCU.

The R108 (Ballymun Road) is easily accessible which provides ease of access to the City Centre, M50 and Dublin Airport.

There are several regular Dublin bus routes provided in the immediate area.

[View Location Map \(PDF\)](#)

DESCRIPTION

4 bedroom 4 en-suite / shower room semi-detached house.

Spacious accommodation extending to c. 192.1 sq.m (2,068 sq.ft) plus attic conversion.

May be of interest to investors / owner occupiers.

FEATURES

- Gas fired central heating
- Modern extension to the rear
- Attic conversion
- Off street car parking positioned to front
- Large rear garden



ACCOMMODATION

The extra spacious accommodation consists of:

Ground Floor

Entrance hall, two sitting rooms, office, kitchen / living / dining room, utility room and wc

[View floor plan](#)

First Floor

Landing, 4 bedrooms (3 en-suite) and 1 shower room

[View floor plan](#)

Attic Conversion

2 attic rooms

[View floor plan](#)

Garden

The rear garden extends to approx. 86ft in length and is laid out to provide a patio, lawn, and mature trees as well as an external shed.

Floor Areas

Floor	Sq.m.	Sq.ft.
Ground	120.5	1,297
First	71.6	771
Total	192.1	2,068
Attic	32.2	347



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AGENTS



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TITLE	VIEWING	GUIDE PRICE	BER RATING
Freehold	Strictly by appointment only	€470,000	BER No 109192922 Energy Performance Indicator: 307.37 kWh/m2/yr

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