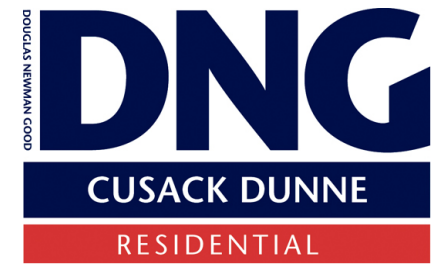


Features & Services



Outside: There is a numbered parking space to the front of the property. There is a generous size paved balcony with a private outlook bounded by mature trees.

Features & Services. Tastefully decorated 3 bedroom duplex unit in a popular estate. Spacious two storey unit with car parking and a balcony. Owner occupied property with an excellent standard of finish. Built c. 2004. PVC double glazed windows. Gas fired central heating. Annual €50 Sinking fund contribution. Annual service charge of €850. Alarm.

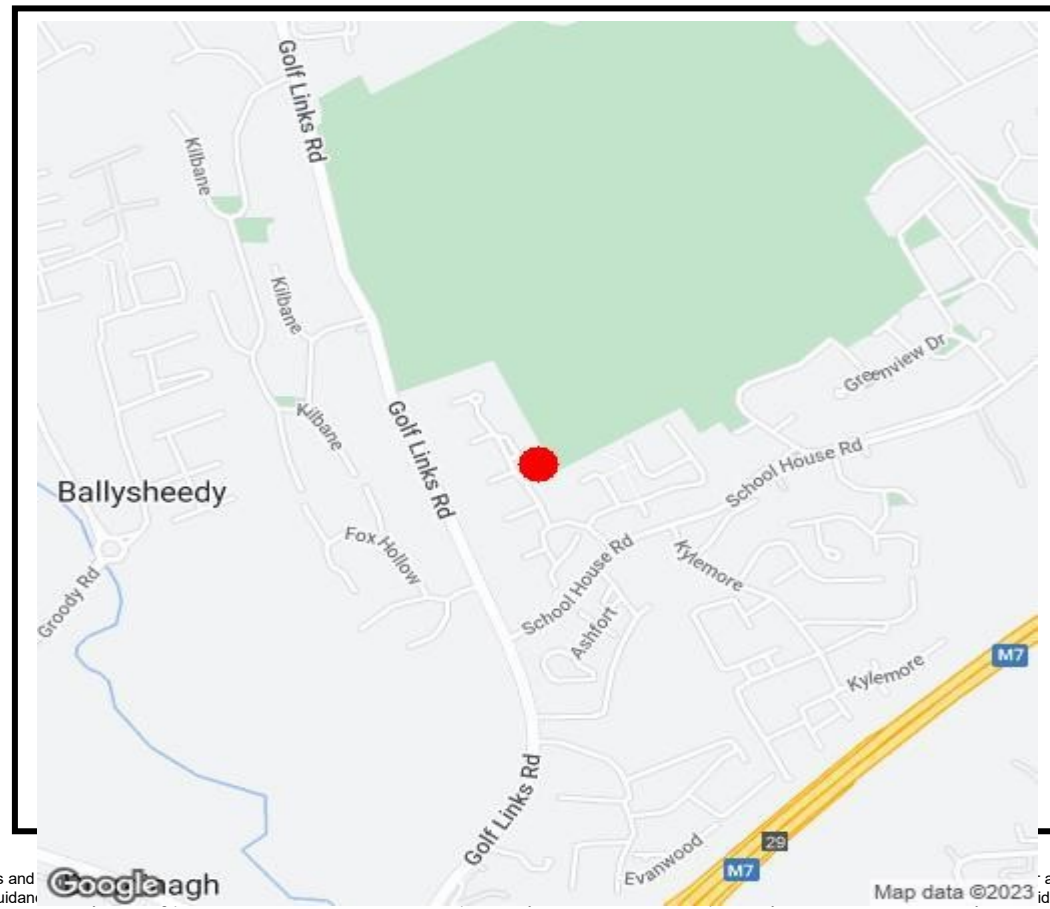
BER Rating: B3 **BER No.:** 111265658 **Energy Performance Indicator:** 135.89kWh/m2/yr

Floor Area: 98.7 sq.m (Approx.)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €268,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. Prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

For Sale by Private Treaty



62 Glanntán, Golf Links Road, Castletroy, V94 CX82.

Beautifully presented modern three bedroom duplex unit located in a quiet setting in a mature established development off School House Lane. This property has been tastefully upgraded and decorated by its current owner and will be a wonderful home for any house hunters! There is car parking to the front of the property and a private rear balcony with a leafy outlook. The accommodation is excellent with a sizeable entrance hall with a guest w.c., a large light filled living room with two large windows and a superb kitchen and dining room with french doors to the balcony. There are three bedrooms, an ensuite, a bathroom and hot press. Viewers will be impressed with the over all scale and condition of this fantastic property. Its location is ideal with all amenities to hand including local restaurants, shops, schools, UL and a good road network. Viewing is highly recommended.



Accommodation



Ground Floor:

Entrance Hall: Timber door with glass panel insert. Laminate timber flooring.

Guest w.c: Tiled flooring. Fitted with w.c and wash hand basin. Tiled splashback.

Living room: 5.01m (16'5") x 3.76m (12'4") Large bright room with two windows. Attractive fireplace with timber surround and granite hearth and inset. Ceiling coving and centre rose.

Kitchen/Dining room: 5.79m (19'0") x 3.27m (10'9") Tiled flooring. French doors to balcony. Fully fitted kitchen (solid timber). Window with private outlook. Spot lighting. Tiled splashback. Plumbed for washing machine and dishwasher. Integrated oven, hob and extractor fan. Stainless steel sink.

First Floor: Landing. Carpet flooring. Hotpress.

Bedroom 1: 4.14m (13'7") x 3.44m (11'3") Double bedroom. Carpet flooring. Built in wardrobe (3). Vanity unit. Ensuite.

Ensuite: Electric shower, w.c. and wash hand basin. Tiled floor and shower area.

Bedroom 2: 2.91m (9'7") x 3.08m (10'1") Double bedroom. Carpet flooring.

Bedroom 3: 2.83m (9'3") x 3.16m (10'4") Double bedroom. Carpet flooring.

Bathroom: Large bathroom. Fitted with bath/shower, w.c. and wash hand basin. Dormer window. Tiled flooring and bath area.

Attic: Stira stairs. Flooring. Electricity.

