

T: 558 6820 E: sales@mullenkelly.ie

# 59 Eden Villas, Glasthule, Co Dublin.

FOR SALE BY PRIVATE TREATY



## Location

The location of this property is without a doubt first class. It sits within a few minutes walk of Sandycove Dart station. The local shops and fine eateries of Glasthule along with 64 Wine and Cavistons are all but a short stroll away.

The property is within the catchment area for Harold's National School. A hosts of other well known and respected primary and secondary schools e.g. St. Nicholas, Rathdown, CBC and Holychild are all within a short distance.



Thinking of selling?

CALL 558 6820

Mullen Kelly 6 Marine Road, Dun Laoghaire, Co. Dublin.  
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PSRA Lic. 003306

**ipav** Institute of Professional Auctioneers & Valuers

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ESTATE AGENTS





Mullen Kelly take great pleasure in presenting 59 Eden Villas to the market. Situated in a prime location this is one property which will attract a high level of interest. Presented to the market in good condition, having just been painted and new carpets throughout. The home features an open plan kitchen, living and dining with direct access to the sun trap west facing rear garden. There is a good sized utility plumbed for washing machine and ample storage.

Upstairs the home hosts two large bedrooms. The main bedroom to the front is very spacious. The second double bedroom to the rear is a good size. The bathroom has an electric shower, wc and w.h.b. There is off street parking for one car.

## FEATURES

- Double glazed windows and doors
- Gas fired central heating
- West facing rear garden
- Off street parking
- Very convenient location.
- Spacious 53 m<sup>2</sup> / 570 ft<sup>2</sup>

**Agent:** Muriel Kelly  
**Viewing:** By appointment

Accommodation;

Hall  
 1.29m x .99m  
 Laminate wood floor with door to living.

Stairs and Landing  
 Newly fitted carpets.

Kitchen/Living/Dining  
 6.37m x 3.26m  
 Spacious with laminate wood flooring.  
 Kitchen features built-in units with oven, hob and extractor fan.  
 Door to west facing rear garden.  
 Bright living and dining with timber effect fireplace.

Utility  
 3.30m x .85m  
 Plumbed for washing machine with lino floor.

Bedroom 1  
 4.31m x 3.28m  
 Spacious bedroom to front with newly fitted carpets.

Bedroom 2  
 2.96m x 2.96m  
 Good sized double bedroom with newly fitted carpets.

Bathroom  
 2.06m x 1.25m  
 Shower cubicle with electric shower, w.h.b. and wc.

## BER DETAILS:

BER E2

BER No.105715221