



BER E1

29 Eden Villas
Glasthule, Co. Dublin

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INTERNATIONAL REALTY



29 Eden Villas, Glashule, Co. Dublin

Features

- Two-bedroom mid-terrace home
- Highly sought after location close to Glashule village
- A short stroll from the sea front and local amenities
- Enormous potential to extend/renovate
- Gas fired central heating system
- Off street parking
- Accommodation extending to 57 sqm.
- Excellent public transport links on your doorstep

A delightful two-bedroom mid terrace home in this much sought after location, 29 Eden Villas offers a superb opportunity to live in this highly desirable seaside suburb. The property has been well maintained over the years and offers a discerning purchaser the chance to create a dream home.

Number 29 is nestled to the rear of this quiet cul-de-sac, to the front of the house there is a driveway providing off-street parking bordered by high hedging to one side. Internally the accommodation extends to approximately 57 sq. m. (614 sq. ft.) and comprises of an entrance lobby, opening through to a cosy sitting room with understairs storage and an electric fire, this leads into the kitchen/breakfast room off this there is a guest w.c. Upstairs there are two bedrooms and a shower-room. The low maintenance rear garden measures approximately 7m in length and offers great scope to extend/renovate.

The property will be a major interest to those trying to get a foothold in the highly regarded coastal suburb of Glashule. 29 Eden Villas is within striking distance of Glashule village which offers a broad array of specialised shops, restaurants, and pubs to include Caviston's Food Emporium, The Greedy Eagle, 64 Wine, Hatch Coffee, The Punnet, Fitzgerald's. Sandycove and the surrounding coastline is an area of great natural beauty with many scenic walks along the Promenade and two piers, swimming in The Forty Foot and the recently restored Dun Laoghaire Baths. There is an excellent selection of public transport links to include the DART, a bus route and the Aircoach, providing a direct link with Dublin Airport. This area is extremely popular with families, artists, musicians, and writers because of everything it offers. There is a host of recreational and leisure activities near the property including People's Park and Hudson Park with its excellent sportsground and playground. The Forty Foot is only minutes' walk away and is an extremely popular location for sea swimming. Within a stones' throw is Dun Laoghaire with its historic harbour, many famous yacht clubs, and extensive marina.



Accommodation

Entrance Lobby: 1.2m x 1.1m with glazed front door, cloaks hanging area and door opening into the

Sitting Room: 3.9m x 3.2m with window to the front, timber effect floor, electric coal effect fire, fuse board, central heating controls and door to

Kitchen/Breakfast Room: 2.2m x 4.2m with tiled floor, a range of fitted kitchen units, free standing Beko oven with gas hob over, Beko washing machine, stainless steel sink and drainer, window to the rear, Beko fridge/freezer and Creda Simplicity dryer.

Downstairs W.C.: 1.6m x 1.8m with tiled floor, W.C. wash hand basin and frosted window to the rear

Upstairs

Bedroom 1: 3.3m x 2.4m with window to the front, timber effect flooring, panelling to the walls, original cast iron fireplace and door to

En Suite Shower Room: 1.9m x 2.4m with tiled floor, fully tiled walls, electric Triton shower, W.C., and wash hand basin with mirrored medicine cabinet above.

Bedroom 2: 1.9m x 2.4m with timber effect floor, window to the rear and Vokera gas fired central heating boiler

Outside: To the front of the house there is a paved driveway providing off street parking. To the rear there is a private low maintenance garden laid out on patio and gravel which measures approximately 7m in length that offers great scope to extend.

BER Information

BER: E1. BER No: 104623343

EPI: 333.14 kWh/m²/yr.

Eircode

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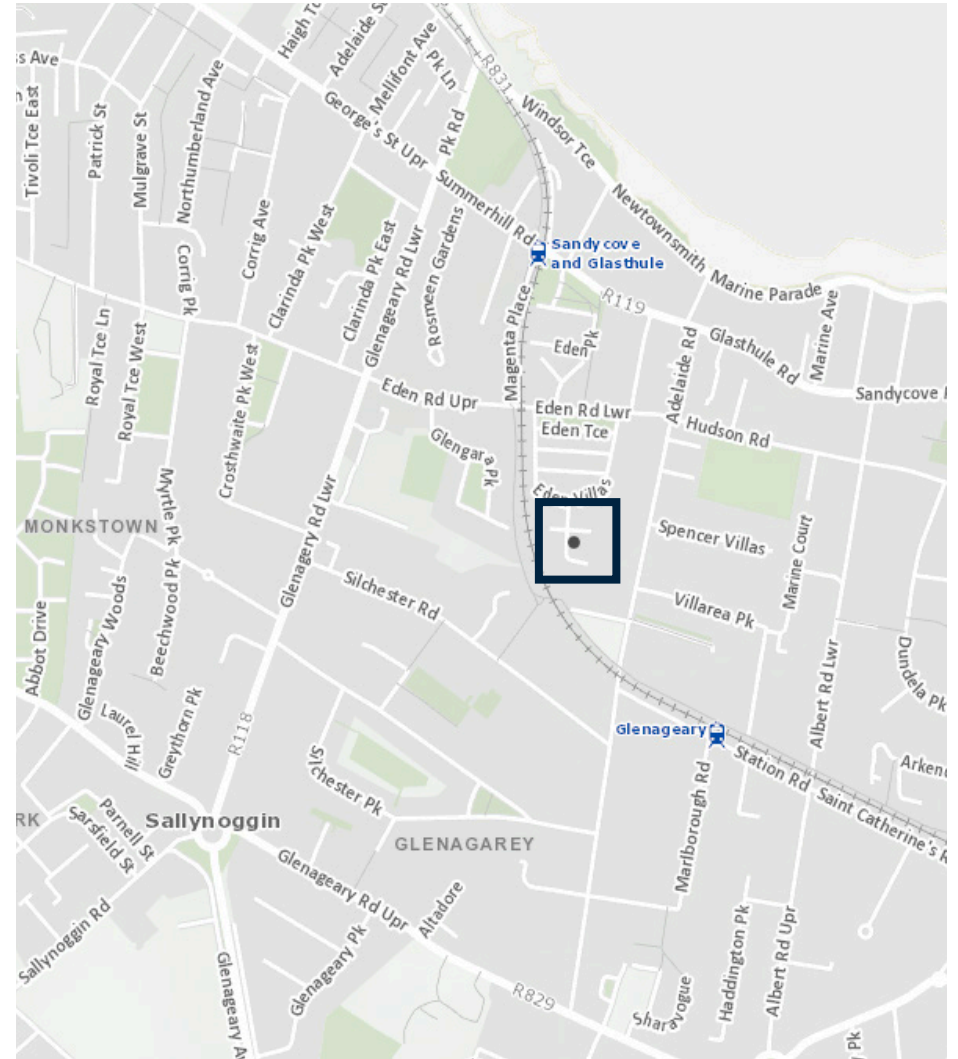
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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