

Hamptons

INTERNATIONAL



18 Albert College Drive, Glasnevin, Dublin 9, D09YP29

5  3  3 

GUIDE PRICE



£570,000

(€650,000)

Property details



Attributes

-  Private parking
-  Garden

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Description

5 bedroom house for sale DNG are proud to introduce 18 Albert College Drive, a substantial five bedroom, three bathroom semi-detached family home ideally positioned on a generous site at the beginning of the ever popular Albert College Drive. Built in the early 1970s and extending to approximately 153 sq.m., this substantial property offers bright, well proportioned accommodation throughout, along with exceptional potential to extend or further develop subject to planning permission. The ground floor accommodation is both spacious and versatile, comprising a large and welcoming porch leading into a lovely, wide entrance hallway. There are three generous reception rooms including a front reception room, a separate dining room, and a substantially large living room to the rear, flooded with natural light through expansive floor to ceiling windows, creating a wonderful sense of space and flow to the garden. The kitchen is conveniently located off the main living areas and is complemented by a utility room and guest WC, providing excellent practicality for modern family living. Upstairs, the first floor comprises five well proportioned bedrooms along with a shower room and separate WC, offering ample accommodation for growing families or those in need of home office space. Externally, the property truly excels. The large south facing rear garden provides a private and sun filled outdoor retreat with significant scope for enhancement or extension. A double door side entrance allows for vehicle access, adding further flexibility, while an outbuilding shed offers additional storage. To the front, there is off street parking. The location is second to none, within close proximity to DCU and surrounded by a wealth of amenities including Albert Vollege Park, excellent primary and secondary schools, shops, cafes, and recreational facilities. The area is well serviced by public transport with easy access to Dublin City Centre, the M50, and Dublin Airport. This is an ideal opportunity for a wide range of buyers including first time buyers, investors, or families looking to trade up to a larger home in a prime and convenient location. Offering both immediate comfort and outstanding future potential, early viewing is highly recommended. The property is also within easy reach of good schools and colleges including St. Aidan's CBS, Scoil Mobhi, St. Kevin's, St. Bridget's N.S, Holy Faith, Mount Temple and of course DCU. The property with its large rear garden offers excellent potential to extend further (subject to appropriate planning permission) Contact DNG agents for viewing details. Local agents: Michelle Keeley MIPAV MMCEP, Brian McGee MIPAV, Isabel O'Neill MIPAV, Leah Barry, Vincent Mullen MIPAV & Ciaran Jones MIPAV.

Porch 1.18m x 1.9m Generous front porch providing a welcoming and sheltered entrance, creating a natural transition into the home.

Entrance Hall 3.99m x 1.9m Wide and inviting entrance hallway, providing a sense of space and flow. Offers access to all ground floor reception rooms and staircase to the first floor.

Dining Room 3.99m x 3.05m Well proportioned separate dining room positioned conveniently off the entrance hall, offering a comfortable space for family meals and entertaining.

Reception Room 3.99m x 4.02m Spacious room to the front of the property, ideal as a formal sitting area or study. Large window allows for ample natural light and a pleasant outlook onto the front garden.

Living Room 3.59m x 6.02m Substantially large living room to the rear of the home, flooded with natural light through expansive floor to ceiling windows. Creates a bright and airy environment with excellent flow to the south facing rear garden, perfect for family relaxation and entertaining.

Kitchen / Breakfast Room 3.59m x 3.05m Functional kitchen located off the main living area, fitted with a range of wall and floor units providing practical storage and work space. Easy access to dining and living areas enhances family usability.

WC 1.11m x 1.86m Conveniently located on the ground floor, fitted with WC and wash hand basin, ideal for visitors and family use.

Utility Room 1.87m x 3.05m Adjacent to the kitchen, the utility room offers additional storage and space for laundry appliances, enhancing the practicality of daily living.

Landing 3.13m x 2m Spacious landing with access to all five bedrooms, shower room, and separate WC. Provides a central circulation space for the first floor.

Bedroom 1 3.92m x 4.02m Large front double bedroom, well proportioned with excellent natural light and versatile layout, suitable as a master or principal bedroom.

Bedroom 2 4.13m x 1.9m Generously sized double bedroom to the rear, offering pleasant garden views and flexible use as a bedroom or home office.

Bedroom 3 3.54m x 3.14m Further double bedroom to the front of the property, spacious and bright with ample room for furnishings.

Bedroom 4 2.38m x 3.05m Well sized bedroom to the rear, providing comfortable accommodation with excellent natural light.

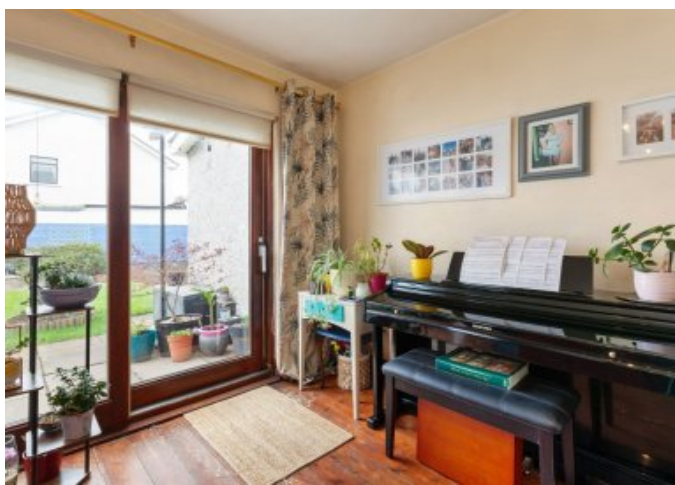
Bedroom 5 2.38m x 2.79m Single bedroom to the front of the home

Shower Room 1.86m x 1.9m First-floor shower room with modern fittings, including walk-in shower, wash hand basin, and contemporary finishes.

Garden The property is set on a generous site with excellent outdoor potential. To the rear, a large south-facing garden provides a private, sun-filled retreat with scope for landscaping or extension, subject to planning permission. A double door side entrance allows convenient vehicle access, while an outbuilding offers additional storage. To the front,

off-street parking is provided, complemented by a neat front garden.

Ref: CLS251678
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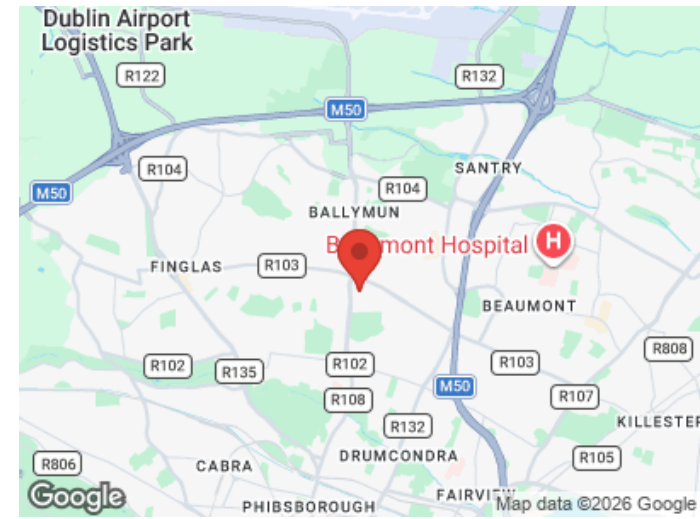








Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com