

FOR SALE BY PRIVATE TREATY

10 HOLYWELL COURT  
FELTRIM HALL  
SWORDS  
CO. DUBLIN

**eoin  
oneill**  
PROPERTY ADVISERS

01 660 0333



## SPECIAL FEATURES

- Overall floor area circa 83.6 sq.m/ 902 sq.ft
- Gas fired central heating
- Modern popular complex
- Easy access to M1, M50 and Airport
- PVC double glazed windows

## DESCRIPTION

Eoin O'Neill Property Advisers are delighted to offer 10 Holywell Court, a well presented, three bedroom end of terrace family home in Feltrim Hall, located in a quiet cul de sac minutes drive to Swords Village, Pavilions Shopping Centre and Airside Retail Park. Transport links are excellent with easy access to the M1, M50 and Dublin Airport.

Number 10 briefly comprises entrance hall with guest WC, open plan dining room leading to fully fitted kitchen, living room with access to garden. Master bedroom with fitted wardrobes and en-suite shower room, double bedroom, single bedroom, family bathroom.

This property would suit a first time buyer or alternatively an investor.

## ACCOMMODATION

**Entrance Hall** - 1.89m x 0.03m Laminate flooring

**Dining Room** - 3.27m x 3.28m Bay window, laminate flooring

**Kitchen** - 2.65m x 1.68m Fitted wall and base units, tiled floor, tiled splashback, stainless steel sink, plumbed for washing machine and dishwasher, integrated extractor fan, integrated oven, integrated hob

**Living Room** - 4.68m x 3.29m Feature gas fireplace, laminate flooring, patio door access to garden

**Landing** - 1.95m x 2.88m Fitted carpet, airing cupboard

**Master Bedroom** - 4.7m x 2.83m Fitted wardrobes, fitted carpet

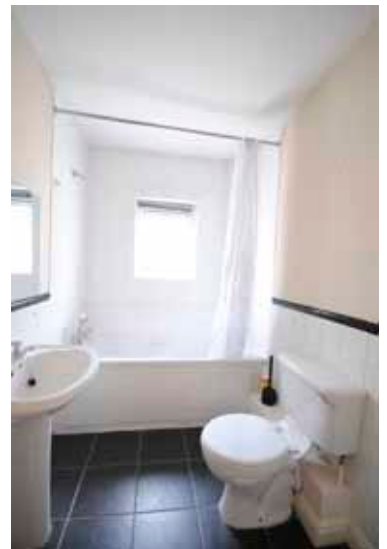
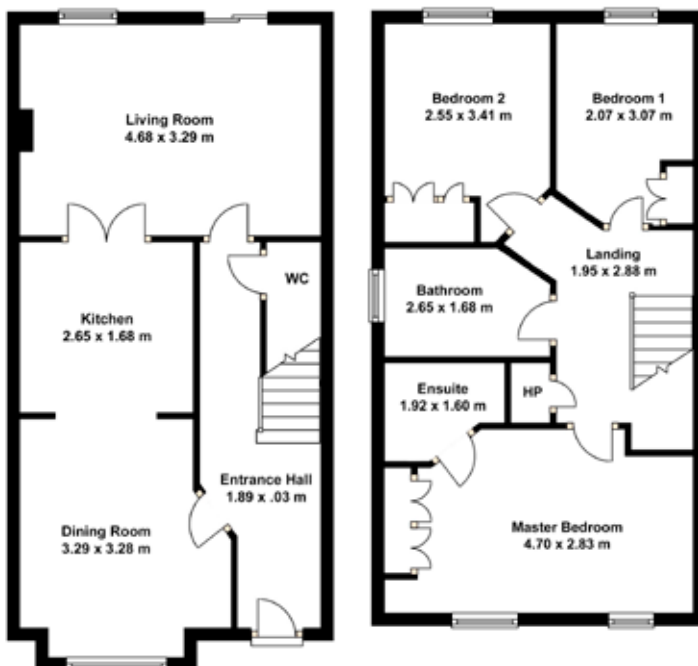
**Ensuite** - 1.92m x 1.6m Tiled floor, partially tiled walls, tiled shower cubicle, wash hand basin on pedestal, WC

**Bedroom 2** - 2.55m x 3.41m Fitted wardrobes, fitted carpet

**Bedroom 3** - 3.07m x 2.07m Fitted wardrobe, fitted carpet

**Bathroom** - 2.65m x 1.6m Tiled floor, partially tiled walls, tiled bath area, bath, wash hand basin on pedestal,

**WC** - Tiled floor, partially tiled walls, wash hand basin, WC



41 Donnybrook Road  
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These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

SALES

LETTINGS

VALUATIONS