

House for Sale

Look at the descriptions of the 2 houses and answer the questions on each one

House 1

To be sold by Private Treaty
2 Mount Alban Grove, Skerries, Co. Dublin

3 bedroom, semi-detached property, overlooking the beach at Skerries, Co. Dublin. This is a fantastic opportunity to acquire a fine property in a much sought after area of North Dublin. With magnificent sea views, this house is located only 10 minutes walk from the town centre with easy access to shops, schools and transport, rail and bus.

The property has been carefully maintained by its present owner and extends to 1, 600 sq.ft. The accommodation comprises of entrance hall, lounge, fully fitted, tiled and extended kitchen, downstairs toilet, cloakroom and utility room off the kitchen. Upstairs there are 3 large bedrooms, one en-suite, and fitted wardrobes in the other two, family bathroom. Gas fired central heating.

The rear garden is beautifully laid in lawns, mature shrubs and trees and is not overlooked.

Viewing is highly recommended.

Price region: excess €350.000

Contact McNulty Estates Ltd, West Street, Skerries, Co. Dublin

Tel: 34323421

(a) Where is this house located?

(b) Explain semi-detached

(c) What would you see from the windows of this house?

(d) Why do you think Skerries is a much sought after area of Dublin?

(e) What accommodation is in the house?

(f) Did the owner take good care of the house?

(g) What is the main advantage of the back garden?

(h) Who is selling the house for the vendor?

House 2

To be sold at Public Auction
5 Windsor Terrace, Dublin 2

This terraced property with residential or commercial potential is located at the rear of Harcourt Street, five minutes walk from St. Stephen's Green. The property, which has been used as a private residence, comprises of 2 bedrooms, lounge, kitchen/breakfast room, bathroom and attic room. To the rear is a small yard with pedestrian gate to Harcourt Lane with potential for off-street parking. Oil-fired central heating. In need of some repair, this superbly located property is for auction on 29 May at Stephens Court Hotel at 4.p.m.

Viewing strictly by appointment
Contact Hugh Lane, Bradley & Sweeney Auctioneers, 7 Dawson Court, Dun Laoghaire, Co Dublin.
Tel: 8588558
Guide Price: €1.2m

(a) Why is this property described as being superbly located?

(b) Do you think it could be used for offices? How would you change it or convert it?

(c) Do you think this property is over-priced?

(d) Why is it so expensive?

(e) What is a public auction?

(f) What must you do if you want to see this house?

(h) What was this house used for until now?

(i) What is a guide price?

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House 1

75, Mulberry Lane, Drumcondra, Dublin 9

For Rent

Fully furnished, modern town house in excellent condition, 5 years old, within walking distance of city centre and close to bus, shops, schools and all local amenities. 2 double bedrooms, 1 en-suite, fitted kitchen, large lounge, beautifully tiled bathroom and shower, timber floors throughout. Gas central heating, telephone, satellite TV. Suit two professionals or couple.

€1,200 per month

Contact

Frasier & Crane, Letting Agents, 157 Jervis Street, Dublin 1

Tel: 6786787

(a) What is a town house?

(b) Is this house in a convenient location for people who want to rent accommodation? Explain why.

(c) Do you think it is in good condition?

(d) Is the owner looking after the letting of the house?

(e) What are timber floors?

(f) What is a fitted kitchen?

(g) Is the owner providing a washing machine and other kitchen appliances?

House 2

12 Ailesbury Drive, Leixlip, Co Kildare

For Rent

Large 4 bedroom detached house in quiet cul-de-sac situated within walking distance of the village and 5 minutes from railway station. Convenient to Intel and Hewlett-Packard, this spacious accommodation would suit 4 professionals. The ground floor accommodation comprises of lounge with french doors to patio and back garden. The kitchen has cherry wood fitted units, all appliances supplied, separate dining room and study. Guest toilet. Upstairs there are 4 bedrooms, two en-suite, tiled bath and shower room and walk-in hot press.

Oil-fired central heating, telephone and TV points.

€14.000 per month

Contact

Tom Cruise. Tel: 085 1234567

(a) Why do you think the owner of this house wants to let it?

(b) What is mentioned about the lounge?

(c) What are professionals?

(d) Explain the term cul-de-sac

(e) What special features of this house appeal to you?

(f) Is the owner using a letting agent to rent his house?

(h) What type of heating is in this house?

(i) Do you think it is good value? Is he charging a reasonable rent?
