

- Auctioneers
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**FOR SALE BY PRIVATE TREATY**

## **TWO BED END OF TERRACE, NO. 187 SPERRIN ROAD,**



## **DRIMNAGH, DUBLIN 12.**



## LOCATION:

The property is conveniently located on Sperrin Road in the sought after area of Drimnagh. The property is a short walk from all amenities including shops schools churches, not to mention being on the doorstep of Crumlin Childrens Hospital. Public transport is in abundance with bus stops closeby and the LUAS stop only minutes away making the city centre easily accessible. **Dublin City Centre: 3 Miles.**

## DESCRIPTION:

Two storey end of terrace residence in excellent condition throughout. The property was renovated and upgraded by its owner and now has a more open plan layout. Extending to c. 71 sq. mts it now has a bright airy feel with double glazed windows, modern maple shaker kitchen with granite worktops fitted wardrobes and a beautiful fully tiled bathroom with Jacuzzi bath. The rear garden is very long being approx. 30mts/100 ft, and would easily allow for the property to be extended without encroaching on any outdoor space.

## ACCOMMODATION:

Entrance Hall: 1.62m x 1.05m. With wooden flooring.

Living Room: 4.57m. x 4.08m. With solid fuel stove & wooden flooring.



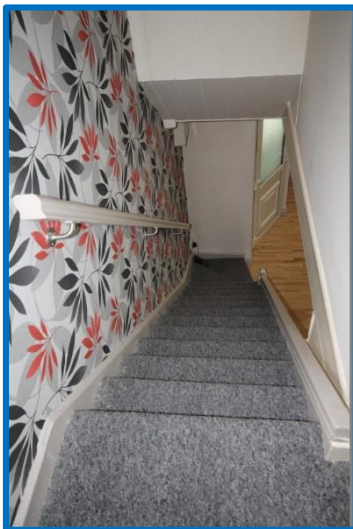
LIVING ROOM

**Kitchen:** 4.84m. x 3.42m. With maple fitted kitchen units. Granite worktops, fitted dishwasher, washing machine, oven & hob & fridge freezer, granite worktops & wooden flooring. Sliding patio doors to rear garden & decking area.



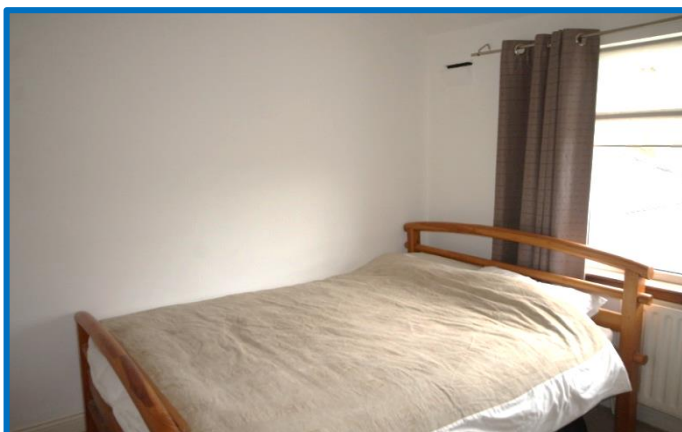
**Upstairs:**

**Bathroom:** 1.84m x 2.01m. Fully tiled with corner Jacuzzi bath with electric shower overhead & glass shower screen, w.c & w.h.b.



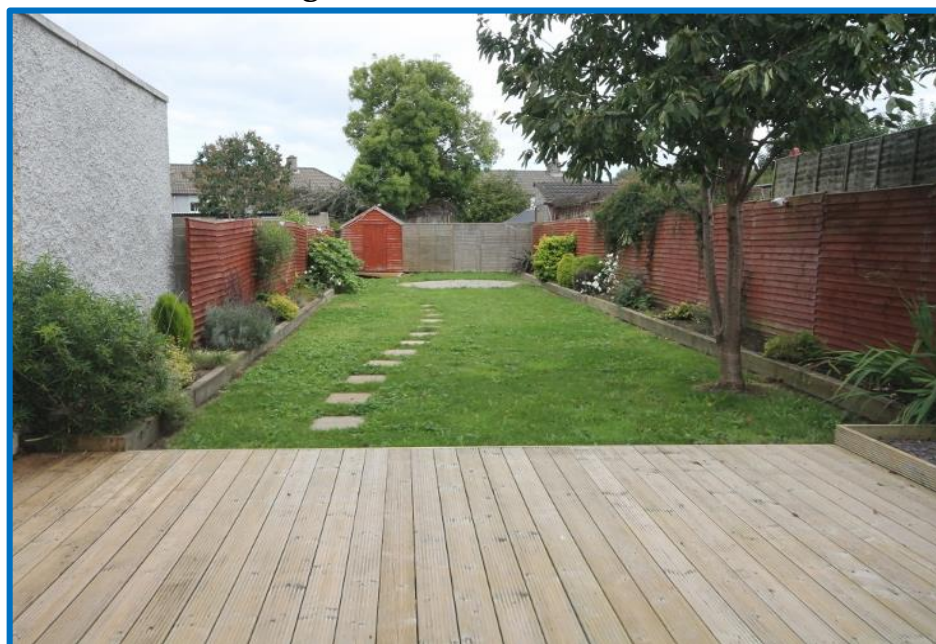
**Bedroom 1:** 2.84m x 2.75m. With attic storage.

**Bedroom 2:** 3.91m. x 2.36m. With modern fitted wardrobes & hot press.



## **SERVICES:**

- Side entrance
- Rear garden c. 100 ft /30mts.
- Rear decking area
- Double glazed windows & Doors
- Wooden flooring
- Fully tiled bathroom
- Large corner Jacuzzi bath
- Overhead electric shower
- Alarm
- Attic floored with velux windows
- Gas fired central heating.



**VIEWING:**

**By Appointment Only**

**PRICE REGION:**

**€235,000**

**BER RATING:**

**E1**

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