

FOR SALE BY PRIVATE TREATY

39 WYATTVILLE CLOSE

LOUGHLINSTOWN, CO. DUBLIN A96 D8H4

Asking Price

€525,000



**Tom
O'Higgins**
ESTATE AGENT

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4 Bed - 2 Bath

144sqm / 1,555sqft

ASKING PRICE €525,000

A spacious 4 Bed Semi-D located in this popular neighbourhood surrounded by excellent amenities including parklands, sporting and leisure facilities and excellent transport links with the Luas, N11 QBC and M50 all close by.

The property, built in the 1960's sits on an elevated site with off street parking and lawn to the front with mature hedges. The accommodation comprises a porch which leads to an open plan living room with stairs to the first floor and shower room off. There are double doors to the dining room which overlooks the rear garden and a door leading to the kitchen. The garage to the side has been converted to living accommodation and is accessed via the kitchen. Upstairs there are two double bedrooms, two single bedrooms and the main bathroom.

There is a good size garden to the rear with a Westerly orientation. There is an elevated patio which benefits from the evening sun and a gently sloped lawn surrounded by mature hedges and plants.

This property is sure to tick all the boxes for those seeking a spacious family home in such an accessible location with excellent amenities close by including a choice of highly regarded schools.

FEATURES

- Spacious accommodation.
- Excellent transport links (Luas, Dart, Bus QBC, N11 and M50).
- Gas fired central heating.
- Mature gardens with sunny orientation.
- Security alarm.
- Off street parking.

BER

E1 No.116466988 330.15 kWh/m²/yr



ACCOMMODATION

Porch

Laminate flooring.

Living Room

Open plan living room with feature exposed brick fireplace with gas inset. Stairs to first floor. Double doors to dining room.

Dining Room

Overlooking the rear garden with sliding door to patio and double Louvre doors to the Kitchen.

Kitchen

Fully fitted kitchen with shaker style units, tiled splashback and ample counter space.

Pantry

With timber flooring and access to the rear garden.

Office

With carpet flooring, wall mounted shelving and sliding patio door to the front.

Shower room

Laminate flooring, w.c., w.h.b. and electric shower.

Landing

Spacious landing with carpet flooring and attic hatch.

Bedroom (1)

Large double room to the front with fitted floor to ceiling wardrobe.

Bedroom (2)

Double room to the rear with carpet flooring and fitted wardrobe.

Bedroom (3)

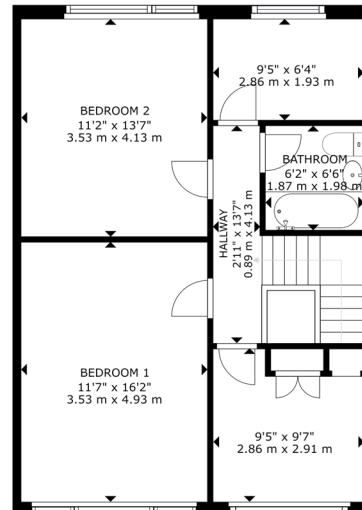
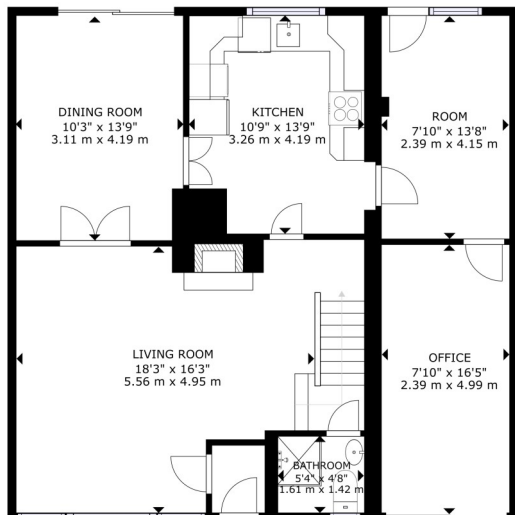
Single room to the rear with laminate flooring.

Bedroom (4)

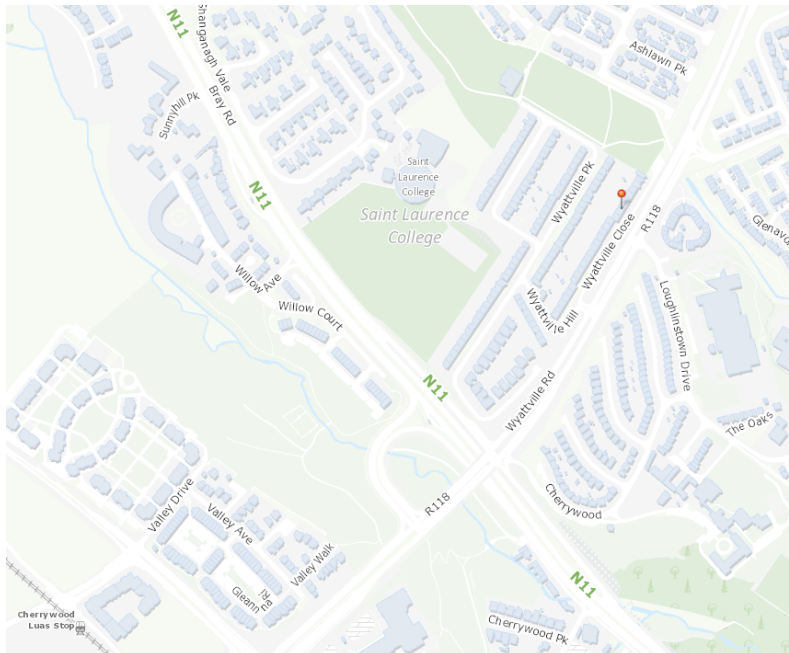
Single room to the front with laminate flooring and fitted wardrobes.

Bathroom

Bath with overhead electric shower, w.c. and w.h.b.



Not to scale. For identification only.



Tom O'Higgins

ESTATE AGENT

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