

SMART RESIDENTIAL



1 Parkside Walk,
Balgriffin, Dublin 13

FOR SALE

Asking price €515,000



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PSRA Licence No: 003506

SMART Property are delighted to present No. 1 Parkside Walk, a modern three bedroom semi-detached house. This stylish property, and development of Parkside, has been built to the highest of standards in circa 2015 and comes with an A3 BER. The large windows and high ceilings allow an abundance of natural light to flood through this superb family home.

The property comes to the market allowing any potential purchaser the opportunity to swiftly move in and begin placing their own style and decor, while living at the heart of a growing city suburban development.

Upon arriving viewers will be instantly impressed by the property's front red brick façade and cobble driveway, with room for two cars. When entering the property, viewers are immediately impressed with the wide and bright entrance hallway with tile flooring, continuing throughout the open plan kitchen/dining space, to the rear of the property. The hallway also leads you to the front private living room and kitchen/dining area with a cornering stairway to the upper level of the property.

The kitchen/dining space is fully fitted out with modern integrated appliances and with the neutral colour it is



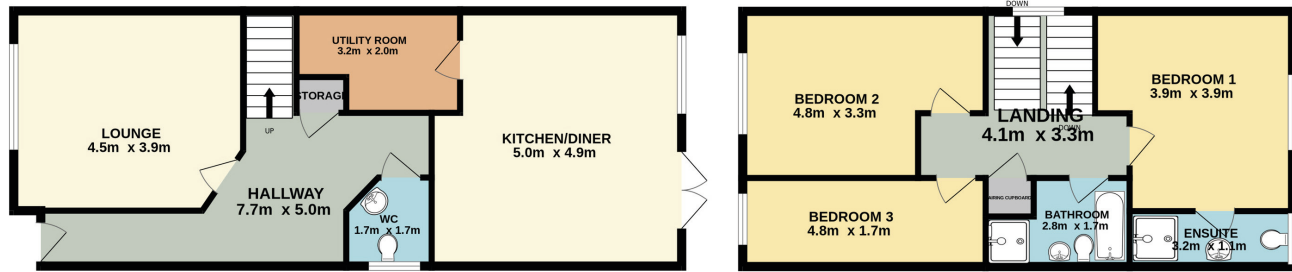
perfect for the purchaser to add their own design. It's laminate cabinetry, ample counter space offers a simple yet modern design. There is a large utility/storage area off the kitchen where the tiling continues throughout. Just off the kitchen through the double doors the property offers a manicured spacious westerly garden with cobble patio perfect for all your outdoor needs in the spring/summer season.

The living room offers a bright, spacious and modern living, with a built in tv and shelving unit it will allow the purchaser the opportunity to add their own décor to the space. There is also ample storage space and downstairs WC, in a tiled and simple design.

Taking the staircase to the first floor, the accommodation consists of three large double bedrooms all with inbuilt wardrobes, the master with its fully tiled ensuite and walk in shower. The main bathroom offers a fully tiled floor and partially tiled wall with a shower and bath and heated towel rack.

Overall viewers will appreciate the space and potential of this property and ability to move in with little to no maintenance while putting your own stamp on this property with your own décor.

This development with manicured grounds is close to Clarehall Shopping Centre, Donaghmede Shopping Centre and all surrounding amenities. Some of the local amenities also include both primary and secondary schools all within short distance of the property. The area is hugely popular with commuters due to the easy access to the city centre. The No. 15, bus which is now a 24-hour bus service, is also close to the property.



A short distance away you would also have access to Clongriffin Dart Station. The M1 / M50 motorways are 15 minutes' drive from the property.

This property will certainly interest several potential buyers, first time, investors and downsizers alike. Viewing would be highly recommended to appreciate the potential of this modern 3 bedroom house. Please do not hesitate to contact SMART office today to arrange your viewing.



ACCOMMODATION:

Ground Floor

Kitchen/Dining area 5.0m X 4.9m

- Cabinetry, integrated appliances, tiled flooring throughout and access to rear garden area

Living area 4.5m X 3.9m

- Bright spacious area with built in shelving and tv unit.

Downstairs Bathroom 1.7m X 1.7m

- Fully fitted suite with tiled flooring.

Master Bedroom 3.9m X 3.9m

- Spacious with built in wardrobes.

Master bed En suite 3.2m X 1.1m

- Shower suite.

Second Bedroom 4.8m X 3.3m

- Built in wardrobes.

Third Bedroom 4.8m X 1.7m

- Built in wardrobes.

Main Bathroom 2.8m X 1.7m

- Shower/bath suite and heated towel rack.

Front Garden

- Spacious cobble driveway, with room for two cars.

Rear Garden

- Spacious manicured garden with cobble patio

Overall: 110sq. m

PROPERTY FEATURES



- A Rated Energy House
- Air to Water Heating System
- Walk in Ready
- Tiled & Laminate Flooring Throughout
- Off Street Parking
- Laminate Wooden Flooring Throughout
- Low maintenance rear garden
- Fully tiled bathroom & ensuite
- Wired for high-speed broadband

Agent: David Higgins MIPAV

Smart Property | No 1 Main Street

Clongriffin | Dublin 13

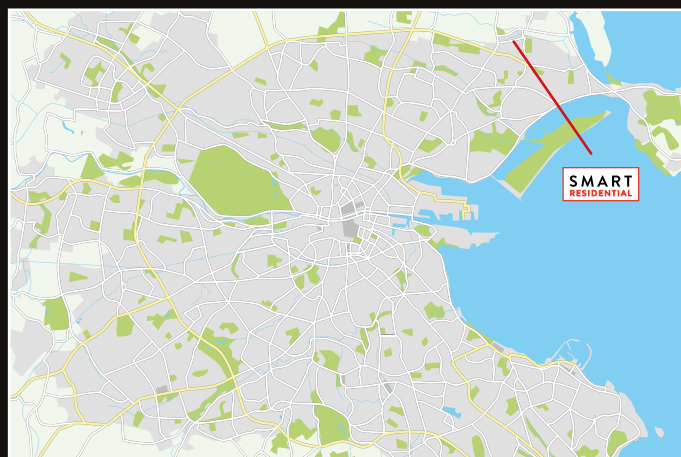
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