

For Sale

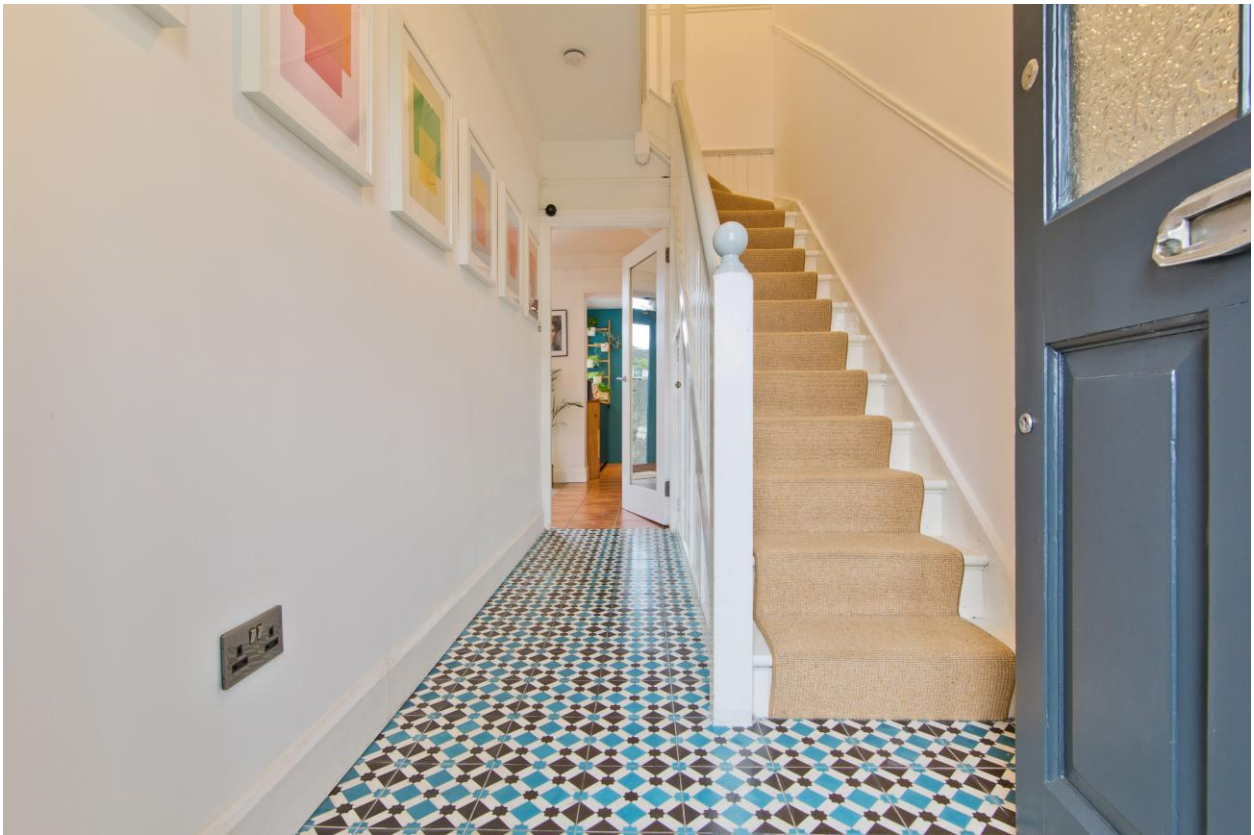
Asking Price: €525,000

Sherry
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Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to the open plan kitchen/dining area. The living room is to the front of the home, which boasts generous proportions, featuring a front-facing bay window, feature fireplace with log burning stove, hardwood flooring and leading thought to the to the open plan kitchen/dining area, making this space extremely versatile.

The real hub of the home is the open plan kitchen/dining room, which has been lovingly finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided via the double doors to the rear and large side facing window overlooking the south facing rear garden.

The kitchen area is fitted with an array of bespoke base units, finished with a sizeable hardwood worktop, tiled splash back, Neff oven, gas hob with extractor above, plumbing for dishwasher, space for free standing fridge/freezer, inset stainless steel sink with mixer tap, finished with porcelain floor tiles. Leading to the spacious dining area which has been fitted with bespoke built in storage either side of the chimney breast, hardwood flooring and double doors opening to the rear garden.

Moving to the first floor, you'll find three spacious bedrooms and a well-appointed family bathroom.

Bedroom 1 is a generously sized double bedroom with a front-facing window, built-in wardrobes, providing ample storage and engineered timber floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, built in wardrobe, and engineered timber floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window and engineered timber floor coverings.

The family bathroom is complete with an opaque rear-facing window, corner walk in shower, with rainfall shower fittings, finished with Crittall shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling. This completes the living accommodation thought this beautiful home.



Accommodation

Porch 1.68m x 0.48m (5'6" x 1'7"): Timber double doors opening to the inner porch with tiled floor coverings.

Entrance Hall 1.64m x 3.72m (5'5" x 12'2"): Opening from the front door with stairs to first floor landing, understairs storage, original picture rails and mosaic tiled floor coverings.

Living Room 3.80m x 2.99m (12'6" x 9'10"): Bay window to front aspect, feature fireplace with tiled hearth, inset log burning stove, original picture rails, hardwood flooring and leading through to the open plan kitchen/diner.

Open Plan Kitchen/Diner 4.67m x 5.88m (15'4" x 19'3"): The kitchen area is fitted with an array of bespoke base units, finished with a sizeable hardwood worktop, tiled splash back, Neff oven, gas hob with extractor above, plumbing for dishwasher, space for free standing inset stainless-steel sink with mixer tap, finished with porcelain floor tiles. Leading to the spacious dining area which has been fitted with bespoke built in storage either side of the chimney breast, hardwood flooring and double doors opening to the rear garden.

Landing 1.93m x 2.52m (6'4" x 8'3"): Spacious landing with loft access and opening to the three sizeable bedroom and the final bathroom.

Bedroom 1 3.19m x 3.34m (10'6" x 10'11"): Sizeable double bedroom with window to front aspect, feature fireplace, built in wardrobes, original picture rails and engineered timber flooring.

Bedroom 2 3.19m x 3.59m (10'6" x 11'9"): Sizeable double bedroom with window to rear aspect, feature fireplace, built in wardrobe, original picture rails and engineered timber flooring.

Bedroom 3 1.95 x 2.34m (1.95 x 7'8"): Sizeable single bedroom with window to front aspect and engineered timber flooring.

Family Bathroom 1.93m x 2.12m (6'4" x 6'11"): Opaque rear-facing window, a corner walk in shower, with rainfall shower, finished with Crittall shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling.

Garden Studio 1.73m x 2.45m (5'8" x 8'): Timber built studio with glass panels, double doors and mains fed power.

Outside To the front of the property there is a secure and gated low maintenance garden with path leading to the front door, which subject to planning could be incorporated into off-street parking for two cars, The delightful south-facing rear garden is extremely private, with raised flower beds bordering the central patio area finished with great patio slabs.



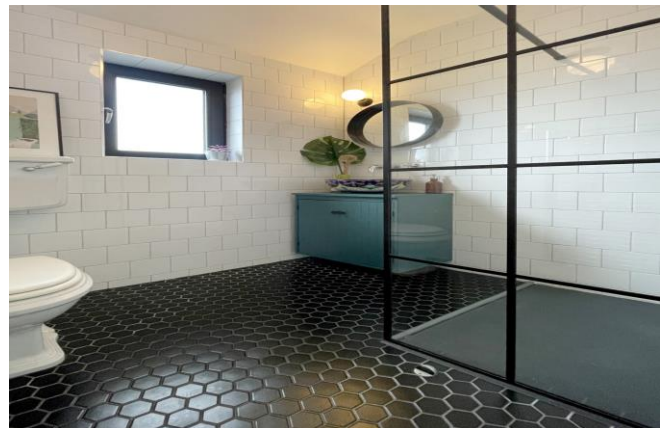


LOCATION

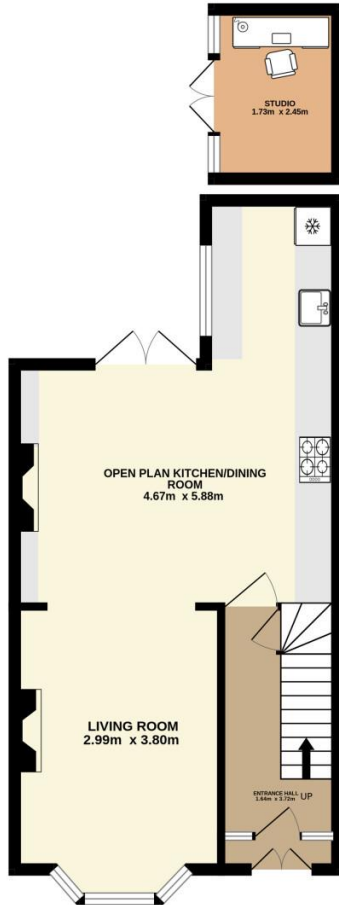
The property is conveniently located on a quiet and mature Cui de sac and is minutes' walk from the fantastic array of amenities of Crumlin Village. The village is serviced by Dublin Bus affording swift access to Dublin City Centre. There are also many sporting, recreational facilities and schools all within easy reach of the property.

Special Features & Services

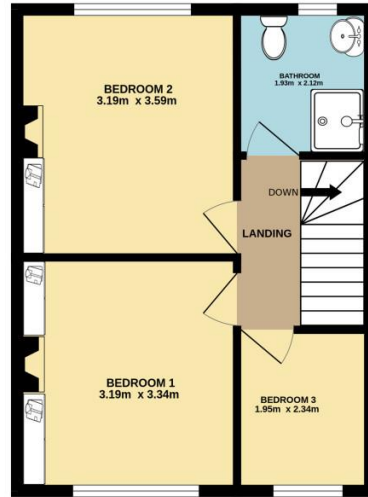
- Turnkey Condition
- Open Plan Living
- 3 Sizeable Bedrooms
- Nest Heating System
- Gas Fired Combination Boiler
- Rewired & Replumbed - 2017
- Garden Studio
- Cat 6 Wiring
- High Efficient Windows



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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