

Breslin

FOR SALE

**34 SHREWSBURY ROAD
SHANKILL
DUBLIN D18 T635**



Breslin & Company are delighted to bring to market this bright and spacious semi-detached residence c. 0.5 KM from Shankill Village with all amenities to hand including DART at Shankill station, leisure facilities, shopping, schools and all amenities. Accommodation comprises lounge, diningroom, kitchen/breakfastroom, 4 bedrooms, bathroom. 1461 ft. / 135.8 sq.m. South-easterly aspect to rear with 28.1m garden including a secret garden. Double-glazed uPVC windows. Gas-fired central heating. €650,000.

PSRA LICENCE NO: 001770

Tel: 01-288 6875

Fax: 01-288 3376

Email: info@breslin.ie

Web: www.breslin.ie



ACCOMMODATION

ENTRANCE HALL:

3.82M x 3.53M

Polished boards with under-stair store.



LOUNGE: 7.76M x 3.65M

With parquet flooring. Feature fireplace.

LOUNGE



LOUNGE



DININGROOM

3.72M x 3.61M

With semi-solid wood flooring. Patio doors to rear garden.



KITCHEN / BREAKFASTROOM

7.32M x 2.34M

With tiled floor. Modern fitted wall & floor units.

FITTED KITCHEN



KITCHEN / BREAKFASTROOM



The above particulars are issued on the understanding that any negotiations respecting the above property will be conducted through this firm. While every care has been taken with their preparation we do not hold ourselves responsible for any inaccuracy herein and nothing contained in the particulars will constitute a contract.

UTILITY

BEDROOM 1

3.69M X 3.16M - Triple built-in units. His & Her single wardrobes.



BEDROOM 2

3.66M X 3.82M

With built-in units. Double room to front.

BEDROOM 3

3.77M X 1.87M

With built-in units.

BEDROOM 4

2.91M X 3.6M

With built-in wardrobe.

CENTRAL HEATING

Gas-fired central heating on radiators. Dual immersion in hot-press.

BATHROOM: C.1.88M X 2.45M

Travertine tiles to walls & floor. WHB & WC. Shower cubicle with glass panels. Triton T80si pump-only shower.

BATHROOM



GARDENS: REAR - 28.1M X 11.4M

Including the secret garden. Laid out in lawn with shrubbery to perimeter.

FRONT: 11.8M X 11.4M

Garden in lawn & shrubbery, driveway area.

SERVICES: All services are connected to the property.

FLOOR AREA:

c. 135.80 sq.m. / 1462 sq.ft.

TITLE: Freehold.

WINDOWS: uPVC

BER ENERGY RATING: F

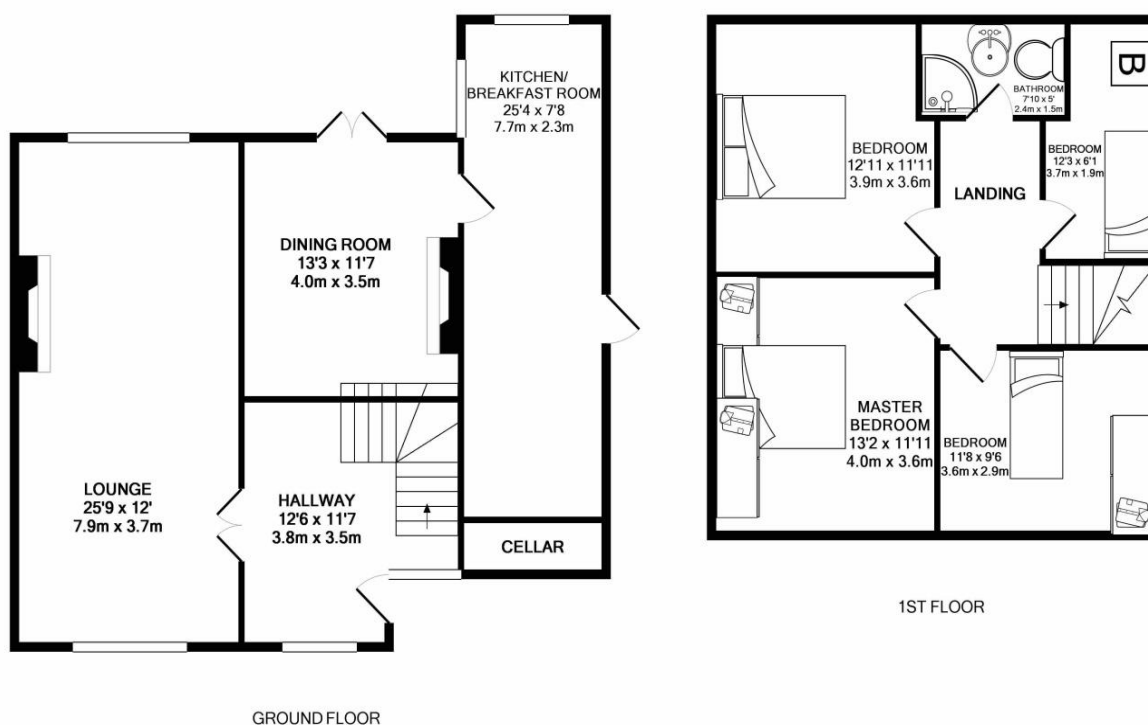
BER No: 110804408

PRICE: €650,000

VIEWING: Strictly by Appointment only with the Sole Agent.

DIRECTIONS: At Shankill Village, continue southbound through the Village. At Roundabout with Cherrington Park, turn left onto Quinn's Road. Take first turn right onto Shrewsbury Road. Continue straight and follow road to left. No. 34 is on right-side here, with our signboard attached.

FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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