



BER D1



22 Abbeyfield, Killester, Dublin 5 D05 P2X5

112 sq.m

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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22 Abbeyfield, Killester, Dublin 5 D05 P2X5

DNG take great pleasure in introducing 22 Abbeyfield, Killester, a quaint 3 bedroom semi-detached cottage oozing charm with an "old worldly" feel and a stunning 75 ft. long West facing rear garden. The property is presented in excellent order throughout and benefits from a large living/dining room extension that overlooks the mature gardens and also a very bright and spacious attic conversion. This delightful home offers approx 112 sq. m. (1,206 sq. ft.) incl. attic and is an ideal size for young families or those looking to downsize. The gardens are truly amazing with a selection of mature shrubs and trees, a private pond and allotments, large garden shed and off-street parking to the front.

The accommodation comprises a large entrance hallway, living/dining room to the rear, a kitchen with door to the side garden, 3 double bedrooms, 1 ensuite, a utility room, bathroom and clever attic conversion.

22 Abbeyfield is conveniently situated just off Collins Avenue East and the Howth Road within a short stroll of all local amenities in both Killester village and Artane including, shops, boutique restaurants and cafes, schools, churches and leisure facilities. Killester DART station is a 5 minute walk away from the property giving direct access to the City Centre (5 km away).

Accommodation

Entrance Hallway - 9.07m x 1.47m
Tiled floor, picture rails, recessed lighting.

Living/Dining Room - 6.31m x 4.23m
Solid oak flooring, feature cast iron fireplace (open fire), vaulted beamed ceiling, door to rear garden.

Kitchen - 3.29m x 3.03m
Tiled floor and splash back, fully fitted solid maple kitchen, door to side garden.

Bedroom 1 - 2.47m x 3.48m
Tongue and groove flooring, built in wardrobes.

En-Suite -
Tiled floor, semi-panelled walls, wc, whb, pump shower.

Bedroom 2 - 3.16m x 3.15m
Tongue and groove flooring, original cast iron fireplace, picture rails.

Bedroom 3 - 3.24m x 3.24m
Tongue and groove flooring.

Bathroom - 2.21m x 1.9m
Tiled floor, semi-panelled walls, free standing cast iron bath, wc and wash hand basin.

Utility Room - 1.47m x 1.9m
Tiled floor, plumbed washing machine, built in cupboard.

Attic Room - 6.24m x 3.64m
Tongue and groove, 3 Veleux skylights

Gardens -
Large 75 ft. long west facing rear garden with a selection of mature shrubs and trees, a pond, garden shed and patio area.

BER: D1
BER No. 107846677
Energy Performance Indicator: 280.75 kWh/m²/yr



Features

- Gas fired central heating with new boiler.
- Double glazed windows.
- Feature high vaulted beamed ceiling in the living/dining room.
- Original cast-iron fireplaces.
- Amazing 75 ft. long mature West facing rear garden, not overlooked.
- Off street parking to the front.
- Spacious approx. 1,206 sq. ft. incl. attic.

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Asking Price: €590,000

