

12 Imaal Road, Cabra, Dublin 7



Property Team Lappin Estates take great pleasure in presenting no. 12 Imall Road, a well presented extended property to the market. Ideally set in a convenient location within a mature residential part of Cabra, minutes from Phibsboro, close to schools, shops, DIT Grangegorman and with excellent links to public transport including LUAS Cross City. Presented to the market in good condition throughout with the benefit of an extended kitchen to the rear this wonderful home includes many special features including a secluded south facing rear garden. This beautifully presented property offers the new purchasers a spacious new family home in a choice location. The generous accommodation includes an Entrance Hall, Living Room, Extended Kitchen/Breakfast Room, Bathroom and 2 Bedrooms. A must see for any prospective purchaser in Cabra!!

ACCOMMODATION:

Entrance Hall

Living Room 5.70m x 3.70m
With fireplace, under stairs storage and picture rail.

Kitchen/BreakfastRoom 5.36m x 4.45m
Extended, tiled floor, fully fitted wall and floor units, plumbed for washing machine, door to rear garden.

Upstairs
Attic access.

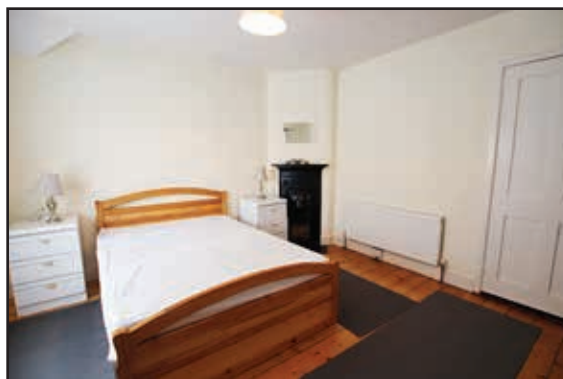
Bathroom
With bath, hot press, tiled walls, tiled floor, w.c., w.h.b..

Bedroom 1 3.75m x 3.72m
With wooden flooring, walk in wardrobe.

Bedroom 2 3.56m x 2.40m
With wooden flooring.

OUTSIDE:

Landscaped front garden. South facing walled rear garden with purpose built shed.



Some Features:

- 2 bedrooms
- G.F.C.H.
- Close to the LUAS
- Kitchen extension
- Regular bus services
- Close to shops and schools
- Large attic (suitable for conversion)
- Upvc double glazed windows
- Beautifully decorated
- Alarm
- South facing rear garden

Gross Internal Floor Area:
c. 82 sq.m (c. 882.50 sq.ft.)

Viewing:
By appointment with Property Team Lappin Estates

Negotiator:
Paul Lappin MIPAV-MMCEPI-TRV

Price Region: €340,000

B.E.R: BER D2



T: (01) 882 5730
M: 087 236 5880

154 Phibsborough Road, Phibsborough, Dublin 7
www.propertyteam.ie lappinestates@propertyteam.ie

Negotiators
Paul Lappin MIPAV TRV MMCEPI
Johnny Lappin MIPAV TRV MMCEPI

Lappin Estates for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.