

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**



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