



20 Dromawling Road, Beaumont, Dublin 9, D09PF25

127 sq.m



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

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20 Dromawling Road, Beaumont, Dublin 9, D09PF25

DNG are delighted to introduce to the market No. 20 Dromawling Road, a fine 1950's built four bedroom home with a large garage to the side and a single storey extension over. Ideally situated on a quiet and mature residential road, this sizeable property is presented as a blank canvas affording it's new owners the perfect opportunity to create a fantastic family home with ease.

The comfortable and well proportioned layout comprises a wide and inviting entrance hallway, front living room, rear sitting room, extended kitchen and bathroom. Upstairs there are four bedrooms to include three doubles and one single, a master en suite and a fully tiled family size bathroom. The large rear garden is laid in lawn with a paved patio area whilst to the front, there is a wide and gated cobblelock driveway offering secure off street parking.

Locations really don't come more prime or convenient than this address with a host of local amenities and services on the doorstep. There is an excellent selection of schools, recreational and sports facilities, local shops, Omni and Artane Castle shopping centres, restaurants, cafes, pubs and many transport services which run directly by. Dublin City Centre is approximately 3kms distance away and both the M1 and M50 motorways are on the doorstep along with DCU, Beaumont Hospital, St Pat's College and Dublin Airport which is within a 10 minute drive.

Accommodation

Entrance Hallway - 5.1m x 2.28m

Wide and inviting entrance hallway with laminate wood flooring and under stairs storage

Sitting Room - 3.32m x 5.35m

Large sitting room to front with carpet flooring and feature fireplace

Living Room - 3.32m x 5.95m

Large living room to rear with original wood flooring. Access to rear garden

Wet Room - 2.5m x 2.5m

Modern fitted wet room with floor and wall tiling, walk in shower area, WC and WHB

Garage - 2.59m x 7.9m

Not included in overall size

Bedroom 1 - 2.29m x 3.3m

Single room to front with original wooden flooring and built-in wardrobes

Bedroom 2 - 3.48m x 4.25m

Double room to front with original wooden flooring

Bedroom 3 - 3.48m x 3.43m

Double room to rear with carpet flooring

Bedroom 4 - 2.64m x 5.68m

Large double room over garage with original wood flooring and en suite off

En Suite - 2.5m x 1.95m

With shower cubicle, WC and WHB

Bathroom - 2.29m x 2.42m

Family size bathroom with bath, WC, WHB and bath. Hot press location

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BER No.112627880

Energy Performance Indicator: 465.66 kWh/m²/yr

Features

- LARGE FOUR BEDROOM FAMILY HOME
- GARAGE TO THE SIDE
- EXTENDED OVER GARAGE
- THREE BATHROOMS
- OIL FIRED CENTRAL HEATING
- LARGE PROPORTIONS THROUGHOUT
- COMPOSITE HALL DOOR WITH EXTRA SECURITY LOCK MECHANISM
- WIDE AND LENGTHILY REAR GARDEN
- AMPLE DRIVEWAY PARKING TO THE FRONT
- WELL ESTABLISHED AND POPULAR LOCATION
- LOCATED CLOSE TO EXCELLENT PRIMARY AND SECONDARY SCHOOLS
- 2 MINUTES WALK FROM LOCAL SHOPS

View By Appointment

Asking Price: €410,000

