

For Sale
By Private Treaty

grimes[®]

Guide Price

€695,000



57 Beaumont Road, Beaumont, Dublin 9

- 4 bed semi-detached family home with potential to develop
- Approx. 176 q m / 1,891 sq ft
- Established residential location
- Side access to large south facing rear garden with studio
- Large driveway with off-street parking to the front

BER F



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PSRA Licence No: 001417

Description

This lovely property, built in the 1950`s, and extended in recent years, is sure to appeal to a discerning purchaser looking to find a delightful family home with potential to develop (subject to planning permission). The location is second to none and all amenities a family could want are nearby.

The bright accommodation extends to approx. 176 sq m / 1,891 sq ft and comprises in brief of a large entrance hall, two reception rooms, kitchen / dining room /sun room, utility room and WC all downstairs. While upstairs there are 4 bedrooms – 3 double bedrooms (one en suite) and a single - as well as a family bathroom, The property further benefits from a driveway with off-street parking to the front, and a private rear garden with side entrance and studio.

Situated in this fantastic location, the property is ideally located just off Collins Avenue. There are a host of amenities close by including DCU, Beaumont Hospital, local parks, primary and secondary schools, sporting clubs and excellent shopping at Artane Castle, Northside and OMNI Shopping Centre. The area is also well-serviced by a choice of bus routes and is convenient to the M50, M1 and Dublin Airport.

Ground Floor

Storm Porch:

With patio door and tiled floor

Entrance Hall:

Bright and very spacious with understairs storage

WC

With wash hand basin and WC

Utility Room:

Plumbed for washing machine. Single door to side passage



Reception Room 1:

Bright and spacious room overlooking the front garden with wooden flooring and feature fireplace. Double doors to:

Reception Room 2:

Bright and spacious room to the side of the house with wooden flooring

Kitchen / Dining / Sun Room:

Large extended room with ample living / dining space. Kitchen fitted with an array of wall and floor units, Patio doors to the rear

First Floor Return

Bedroom 1:

Large double bedroom to the rear of the house with wooden flooring

Bathroom:

Fully tiled With WC, wash hand basin, jacuzzi bath, heated towel rail and walk-in shower

First Floor

Bedroom 2:

Master bedroom with built-in wardrobes overlooking the front garden. Access to en suite:

En Suite:

Fully tiled With WC, wash hand basin, storage and walk-in shower

Bedroom 3:

Double bedroom to the side of the house

Bedroom 4:

Large single bedroom to the side of the house

Attic Conversion:

With wooden floors, built-in wardrobes and undereaves storage

Outside:

To the front is large driveway providing off-street parking and to the rear is a private garden with side access laid predominantly in lawn with a studio.



Services:

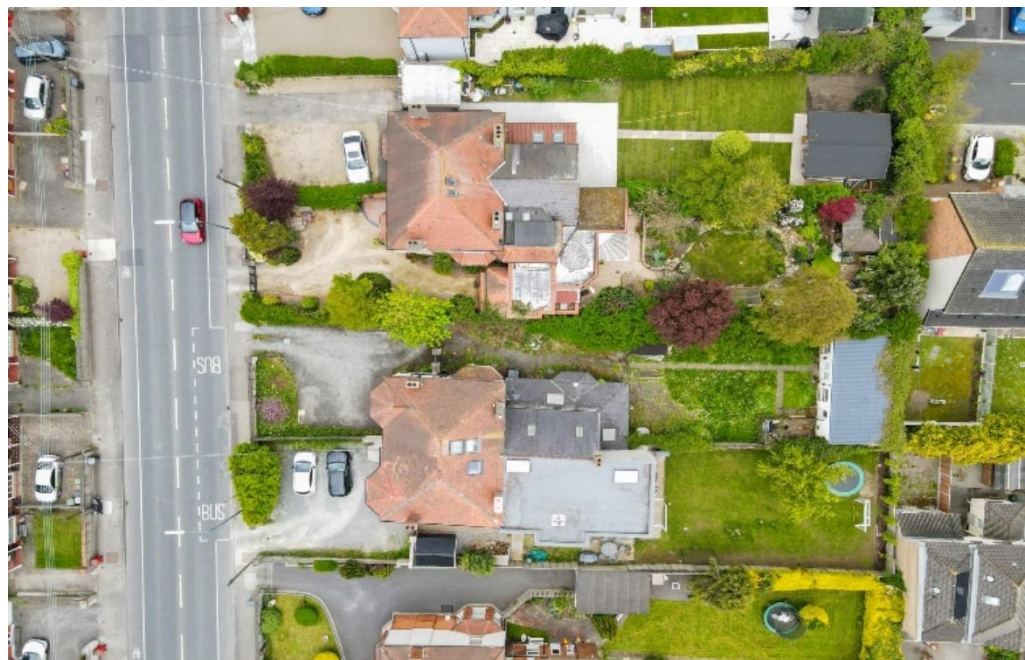
Gas fired central heating
Side access to large south facing rear garden
Off-street parking

BER Details

BER: F
BER No.: 117276568
Energy Performance Indicator: 423.13 kWh/m²/yr







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