

For Sale

Asking Price: €1,325,000

Sherry
FitzGerald



40 Trimleston Gardens, Booterstown,
Co. Dublin, A94 WP63

sherryfitz.ie - make and view offers 24/7





Entrance Hall Bright hall with tiled flooring, feature wall panelling, recessed lighting, coving. Custom built storage under stairs.

Guest wc Under stair guest WC with wall and floor tiles, feature wall paper, wall mounted mirror, WC, chrome towel hook, wash hand basin, storage cupboard, recessed lighting.

Living Room Large family living room with marble mantle and gas fire, alcoves, recessed lighting, wood flooring, large window. Double glass doors leading to second reception room.

Lounge Bright reception room leading from the living room. Wood flooring, contemporary fireplace with gas fire, alcoves, recessed lighting, Glass doors opening out to garden. Open wall leading to kitchen.

Kitchen/ Dining Room Bright spacious open plan kitchen with skylights, glass windows and doors leading to garden. Centre island with marble work top and built in double sink and modern tap. Further built in storage on the island including under sink press and additional shelving. Floor and wall hung kitchen presses with a tiled backsplash, integrated double Bosch oven. Built in gas range with five rings. Double size fridge freezer, extractor fan and integrated dishwasher. Tiled flooring leading to utility room.

Utility Room Large utility room with tiled flooring, built in work top, washing machine and dryer, drying space. Boiler. Door leading to side passage accessed from the front of house and leading to back garden.

Study/playroom Spacious bright room with bespoke built in shelving for TV screen and storage, space for a large couch. Recessed lighting, wood flooring, window to the front of house.

Landing Stairs with carpet leading to spacious landing, linen cupboard and door to attic.

Bedroom 1 Large double bedroom with bespoke built in wardrobes, feature wall panelling, recessed lighting, carpet flooring, double windows, coving, door leading to en suite

bathroom.

Shower Room Ensuite Spacious contemporary en suite shower room, walk in shower with recessed shelving, modern wash hand basin with built in storage, wall mounted mirrored vanity unit, WC, floor to ceiling tiles, privacy window for light and ventilation.

Bedroom 2 Large double bedroom to front of house, bespoke built in wardrobes and shelving with desk and LED lighting, carpet flooring, recessed lighting, large window.

Bedroom 3 Double bedroom with bespoke built in wardrobes and shelving with LED lighting, carpet flooring, window overlooking the back garden.

Bedroom 4 Large single bedroom with carpet flooring and window to the back of house.

Bathroom Fully tiled, bath with shower, wall mounted mirrored vanity unit, privacy window for light and ventilation.

SPECIAL FEATURES

- Superb four-bedroom semi-detached family home of 170sq.m approx.
- Presented in excellent walk-in condition
- Quiet cul-de-sac location
- South-west facing landscaped rear garden
- Purpose-built BBQ area with storage and worktop
- Outdoor patio ideal for alfresco dining
- Beautifully landscaped front garden with off-street parking
- Walking distance to DART and N11
- Close to UCD and St. Vincent's University Hospital

DESCRIPTION

Nestled in a quiet cul-de-sac, this beautifully presented four-bedroom semi-detached home offers the perfect blend of contemporary living, family-friendly accommodation and an exceptionally convenient location.

Upon entering, a welcoming hallway sets the tone for the quality and attention to detail found throughout. The ground floor offers excellent living accommodation, including two elegant, interconnecting reception rooms. A separate playroom/study offers exceptional flexibility whether as a home office, children's playroom or additional living space. There is a stunning open-plan kitchen and dining area, designed for contemporary family living. This bright and spacious room enjoys direct access to the beautifully landscaped south-west facing garden, allowing indoor and outdoor spaces to flow seamlessly together. There is also a large utility room with access to the side passage. Completing the ground floor is a guest WC, along with built-in understairs storage.

Upstairs, the main bedroom is a bright and spacious double bedroom featuring extensive built-in wardrobes and a luxurious modern en-suite bathroom. Two further generous double bedrooms benefit from newly installed bespoke built in wardrobes. The fourth bedroom is currently arranged as a home office or study. There is a family bathroom with contemporary finishes.

The location is truly second to none. Ideally positioned within walking distance of both the N11 and the DART station, this home offers outstanding connectivity to Dublin City Centre and beyond. UCD and St. Vincent's University Hospital are both within easy reach, while a superb selection of highly regarded primary and secondary schools, local shops, cafés and recreational amenities are all nearby.

GARDEN

The rear garden is a standout feature of this wonderful home. Enjoying a highly desirable south-west facing orientation, this low-maintenance outdoor space has been cleverly designed for both relaxation and entertaining. Built-in box planting and feature lighting create a beautiful backdrop, while the purpose-built BBQ station includes storage and a practical worktop area for effortless outdoor hosting.

A generous patio area captures the evening sun, providing the perfect setting for alfresco dining, summer gatherings and family enjoyment. To the front, the property boasts a beautifully landscaped driveway framed by mature planting, offering excellent kerb appeal and valuable off-street parking.

BER

BER C, BER No. 119600625

Energy Performance Indicator: 192.67 kWh/m²/yr



mySherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR
PROPERTIES, MAKE AND VIEW
OFFERS, ANYTIME YOU LIKE.



24 HOUR
ACCESS



SEARCH



BOOK
VIEWINGS



MAKE
OFFERS



**Sherry
FitzGerald**

NEGOTIATOR

Gillian Murray
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 638 9977
E: gillian.murray@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

SF72950_18959