



317 KILDARE ROAD
CRUMLIN
DUBLIN 12

FOR SALE BY PRIVATE TREATY

2 bedroom, 1 bathroom terraced house

55 square meters

01 496 7954

AMV €280,000



114177025

317 Kildare Road is a 2-bedroom mid-terrace house located just off the Crumlin Road. Built by Dublin City Corporation during the 1950s, these houses are extremely well built and are formed with solid concrete walls. The house is in good condition but could benefit from modernisation. There is scope to extend at ground floor level, subject to planning permission.

As the property backs onto William Pearse Park, the 10m long south facing rear garden is not overlooked and is a real sun trap. The property benefits from GFCH and double-glazed windows. The house was a family home and has been well cared for and maintained over the years. The property measures to c. 55 square meters and there is on-street parking available to the front. There is a maintenance free front garden which is laid in gravel.

Kildare Road connects Crumlin Road to the canal. Within walking distance of Crumlin village, Kildare Road has many amenities nearby including Children's Hospital, William Pearse Park, ample shops, pharmacies and cafes nearby.



Viewings are strictly by appointment. Reach out to book a viewing slot.



To the front is a 4m long low maintenance garden which is laid in gravel. There is a concrete path with 2 steps leading to the entrance. To the rear is a well maintained south facing garden with timber panels between neighboring gardens and a block wall to the rear. The garden, which is laid in lawn, is 10m in length and offers scope for extending the house (subject to planning permission). The house is not overlooked to the rear and comes with a lovely rock garden against the back wall with small plants and shrubs. The garden is mostly laid in lawn.

The area is well serviced by public transport with a number of bus routes along both Crumlin Road and Kildare Road - there is a bus stop opposite the house. There is also easy access to both the N7 & M50 while the city centre is c.4 km away. The city centre is easily accessed on foot, bicycle, car or public transport.



Double bedroom with linoleum flooring, original cast iron fireplace, built-in wardrobe and additional built-in storage

FLOOR PLANS AND DIMENSIONS



Entrance Hallway: 1.06m x 1.15m

Short entrance hallway with stairs leading to the first floor. Access to the living room

Living Room: 3.32m x 4.61m

Solid concrete floors with linoleum flooring. Large window overlooking the front garden allowing ample natural light into the room. There is a tiled fireplace with tiled surround and an electric fire insert. There is under-stair storage and access to the kitchen.

Kitchen: 1.91m x 3.30m

The small kitchen area has solid concrete floors with linoleum covering. The L-shaped kitchen units comes with wall and floor storage, stand-alone fridge-freezer, washing machine, stand-alone gas hob and cooker, stainless steel sink overlooking the rear garden. Off the kitchen, there is a small lobby which has access to the WC and the rear garden.

Downstairs WC: 0.84m x 1.34m

Linoleum flooring, WC

Bedroom 1: 3.35m x 3.37m

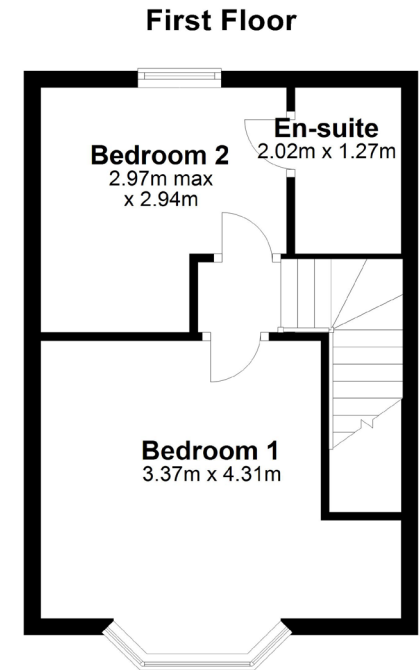
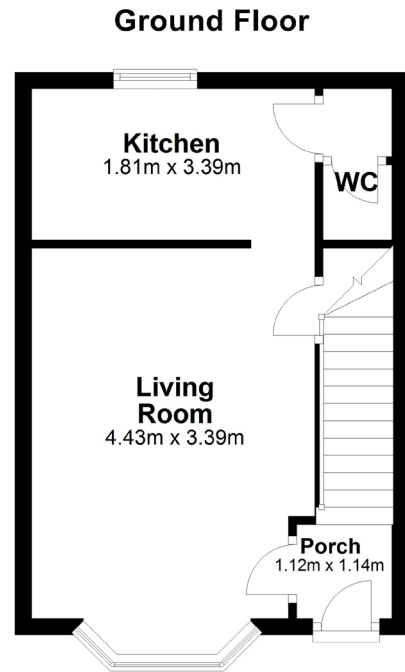
Double bedroom with linoleum flooring, original cast iron fireplace, built-in wardrobe and additional built-in storage.

Bedroom 2: 2.97m x 3.11m

Double bedroom with linoleum flooring and window overlooking rear garden

Bathroom: 1.29m x 2.11m

Tiled floors with tiled walls, walk-in shower cubicle with electric shower (Triton T90si), WC, sink and extractor fan



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