

BER D2



## 46 Trimleston Gardens

Boosterstown, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY



## 46 Trimleston Gardens, Booterstown, Co. Dublin

### Features

- Beautifully maintained accommodation extending to XX sqm
- Very impressive open plan kitchen/living/dining room
- Separate utility room
- Large south facing rear garden measuring 140sqm
- Newly fitted bathroom
- Gas fired central heating
- Fitted carpets, curtains and kitchen appliances included in the sale
- EvV charging point
- Close to excellent schools, amenities and public transport
- Potential to convert attic subject to planning

46 Trimleston Gardens is an excellent opportunity to acquire a beautiful semi-detached home in the heart of Booterstown, one of South County Dublin's most sought-after locations. This very well-maintained property combines modern living with a superb location making it an ideal choice for families or anyone seeking a high-quality residence close to all amenities.

The property benefits from spacious living areas including a welcoming hallway leading to a guest w.c and a bright front facing living room, perfect for relaxation. The rear of the property boasts an impressive modern open plan kitchen/living/dining area with large windows and sliding doors overlooking the stunning south facing garden. This space is ideal for entertaining and day to day living being flooded with natural light. In addition, there is a generous and well-designed utility room enhancing convenience for household chores and storage. The upstairs accommodation includes three comfortable bedrooms, offering ample storage and room for family members or guests. A sleek and newly renovated family bathroom ensures a touch of modern luxury. The property benefits from excellent off street car parking with an E.V charging point. In addition, there is garage storage to the front of the property. The private sunny garden at the rear offers excellent outdoor space for relaxation, gardening or al fresco dining. A south facing orientation ensures plenty of sunlight throughout the day.

Located close to some of South County Dublin's most highly regarded schools including: St. Andrew's College, Willow Park, Blackrock College, Coláiste Eoin and Coláiste Iosagain, this home is perfectly situated for families with school going children. Enjoying excellent access to public transportation with Booterstown DART station just minutes away, providing swift connectivity to the city centre. The N11 is also nearby offering easy access to major road networks. Booterstown and nearby Blackrock offer a wide variety of local shops, café and restaurants including Blackrock Shopping Centre and Frascati Shopping Centre providing everything from groceries to fashion and homewares. For those who enjoy the outdoors, Booterstown marsh and the nearby coastal walks provide scenic retreats along with Blackrock Park which perfect for strolls or outdoor activities. For fitness enthusiasts there are several gyms and sports clubs in the area. The area is well served with a range of healthcare facilities including Blackrock Clinic and St. Vincent's hospital nearby.





## Accommodation

**Hallway:** 1.8 x 5.18m (1.8 x 17') with semi solid wood flooring, with understairs storage

**WC:** 2.44m x 1.39m (8' x 4'7") with tiled floors, recessed lighting, whb, wc

**Living Room:** 3.74m x 4.5m (12'3" x 14'9") with semi solid wood flooring, gas fire with stone mantel piece

**Kitchen/Living / Dining Room:** 7.17m x 8.5m (23'6" x 27'11") with tiled floors, double doors into the rear garden, gas fire with stone surround, attractive built in presses and shelves, recessed lighting, kitchen has a range of floor and wall units, solid wood presses with whb, five ring electric hob, extractor fan, integrated Neff dual oven, integrated fridge freezer

**Utility Room:** with solid wood presses, tiled floor, stainless steel sink unit, plumbed for washing machine and dryer

**Landing:** 2.6m x 3.87m (8'6" x 12'8") access to attic

**Bedroom 1:** 3.18m x 2.13m (10'5" x 7') with built in wardrobe, situated to the front

**Bedroom 2:** 4.53m x 3.44m (14'10" x 11'3") with built in wardrobes, recessed lighting, situated to the front

**Bedroom 3:** 4.46m x 3m (14'8" x 9'10") with recessed lighting, situated to the rear

**Family Bathroom:** 1.77m x 2.5m (5'10" x 8'2") with tiled walls, tiled floor, whb, wc, recessed lighting, heated towel rail

**Landing:** with shelved hot press

## BER Information

BER: D2. BER No: 112651377.

EPI: 298.18 kWh/m<sup>2</sup>/yr.

## Eircode

A94 X397





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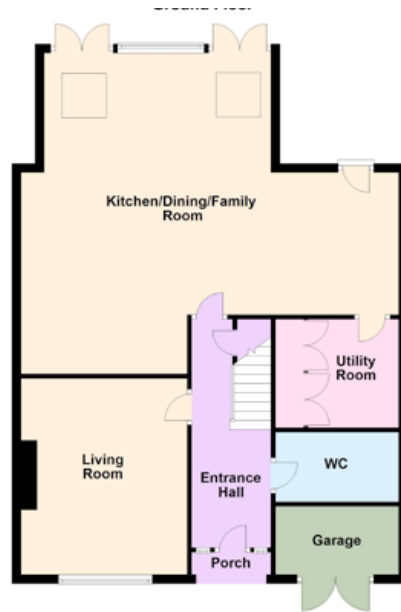
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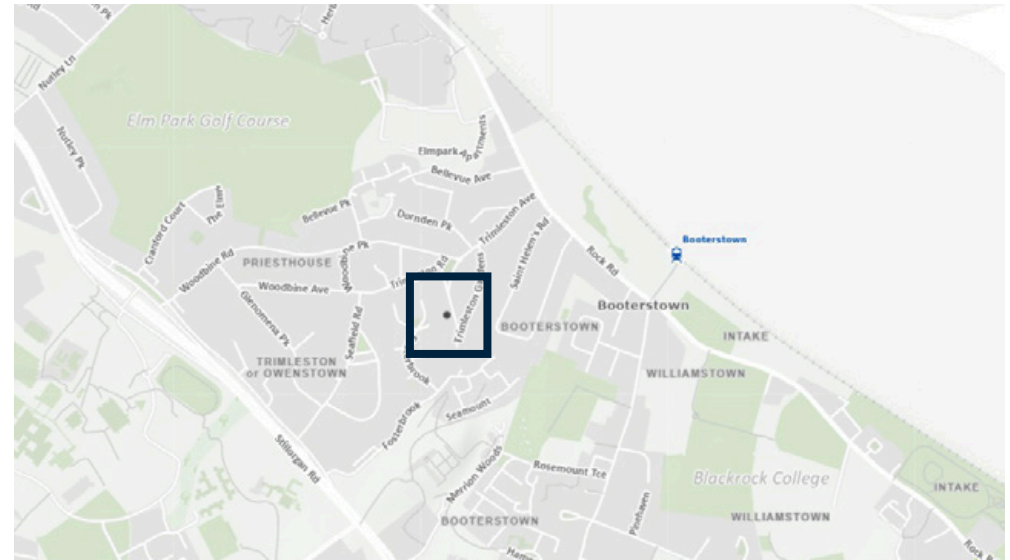
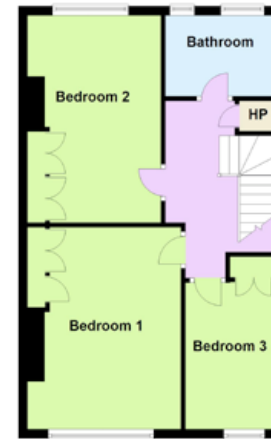
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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