

For Sale

Asking Price: €420,000

**Sherry
FitzGerald**
Cumisky Kelly



33 Delvin Banks,
Naul,
Co. Dublin,
K32XA78

BER C1

sherryfitz.ie



Beautifully presented 3-bedroom semi-detached home, located to the rear of this well-established and sought after development which is minutes walking distance to Naul village and all the local amenities.

This impressive 3-bed family home has a bright living room with dual aspect, separate kitchen diner with access to the large private landscaped garden, all with 3 bedrooms with 1 ensuite and family bathroom. The property is exceptionally well presented with modern gloss fitted kitchen with solid granite worktops, large utility room and quality flooring throughout.

No. 33 is situated on a large corner site with ample off-street parking to front for numerous cars and is located within a small cul de sac overlooking a green area to the front. The attractive exterior of this property is cream render with part stone facing finish. The front garden has extensive cobble locking with ample parking and pedestrian side entrance to a very private rear garden which has recently landscaped with paved patio areas and low maintenance finish.



Special Features & Services

- Beautifully presented 3 bed semi-detached home
- Bright living room with separate kitchen diner.
- High gloss cream kitchen with solid granite countertops
- Large utility room with ample storage
- All bedrooms with built in wardrobes.
- Double glazed hardwood windows
- Oil fired central heating with upgraded high efficiency boiler.
- High quality finishes throughout
- Minutes' drive from M1 motorway
- Extensive cobblelock driveway & ample off-street parking
- Modern designed layout –c.108 sq.m

Accommodation

Entrance Hall with feature tiled flooring, cloakroom

Guest WC Tiled flooring and whb & wc, towel rail

Living Room 2.8m x 5.35m (9'2" x 17'7"): with laminate wood flooring, feature fireplace & backing with open fire, TV point

Kitchen / Diner 2.45m x 6m (8' x 19'8"): with tiled flooring, excellent range of modern gloss kitchen with extensive wall and floor units and tiled splashback, extractor fan Breakfast bar with solid granite worktops and underneath presses, dining area with bay window and door to rear garden.

Utility Room 1.5m x 2m (4'11" x 6'7"): tiled flooring, countertop with sink, plumbed for washing machine and dryer.

Bedroom One 2.8m x 3.5m (9'2" x 11'6"): with TV point, Double bedroom to front – ensuite with tiled flooring, ½ tiled walls, shower cubicle with pump shower.

Bedroom Two 3.9m x 2.45m (12'10" x 8'): with carpets flooring, double bedroom which is situated to front.

Bedroom Three 2.7m x 2.7m (8'10" x 8'10"): with double bedroom situated to the rear.

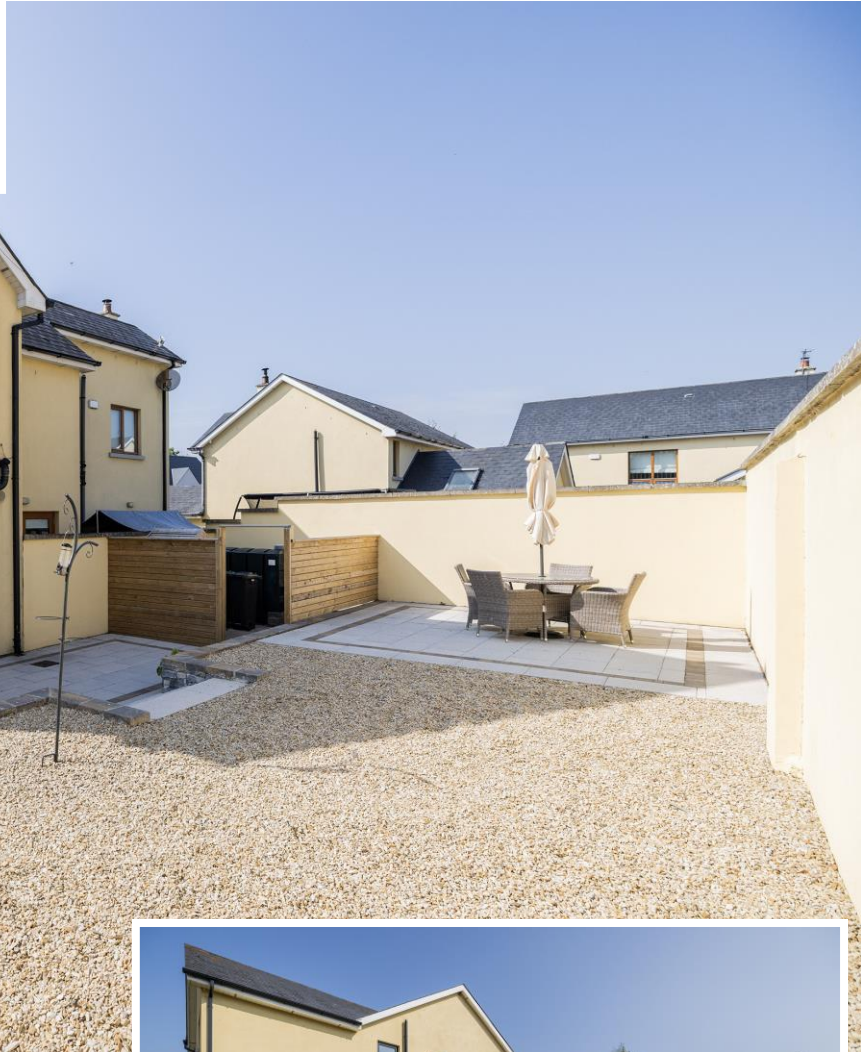
Bathroom 1.9m x 2.1m (6'3" x 6'11"): with wc, whb, bath with shower head and fully tiled.

Garden

Large corner site to the front with cobblelock driveway with ample parking. Professionally landscaped rear garden with split level patio areas and low maintenance finishes.

BER BER C1, BER No. 100925155





NEGOTIATOR

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