



BER D1



58 The Maples, Dublin 14 D14DX54

104 m<sup>2</sup> / 1119 ft<sup>2</sup>

DOUGLAS NEWMAN GOOD

**DNG**

# 58 The Maples, Dublin 14 D14DX54

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Stepping into 58 The Maples is like entering into the latest showhouse. Having just been upgraded and decorated by its owners this home offers bright and fresh interiors throughout with an up to date and desirable decor. Set on a quiet cul de sac overlooking a large green area, this semi detached home offers excellent privacy yet a location second to none due to its close proximity to the Luas, Dundrum, Ranelagh, Milltown & UCD. There are further green areas located throughout the estate along with two Tennis Courts.

The entrance hall is fresh and inviting. The Limed Oak style floors extend throughout the ground floor from the hall, which also enables light flow throughout this home. The front facing reception room has a recently installed Stovax Gazco Riva Graphite Steel gas fire with pebbled effect, a beautiful focal point to this reception room. Double doors open from here into the large open plan Kitchen & family area. This kitchen, recently installed, comprises an abundance of soft-close High Gloss Grey fitted units with attractive work surfaces and integrated appliances including a Bosch Cooker, Belling Microwave, Schott Ceran hob, Zanussi washing machine and Whirlpool dishwasher. The kitchen & diningroom are open plan with the recently extended familyroom, flooded in natural light from the twin Velux roof windows and the wall to wall bi-folding doors which open the entire width with child safe folding doors and a raised patio area off overlooking the garden.

On the first floor the bright landing offers 3 beautiful and spacious bedrooms off, the master of which currently and easily accommodates a 6 foot bed along with fitted wardrobes and a recently upgraded ensuite off. The main showerroom and downstairs guest cloakroom have also been recently upgraded to a very high standard, leaving no stone unturned in this homes recent upgrade.

Overall this property offers accommodation in turn key condition. The location is well establish and respected while enjoying numerous green areas and two tennis courts, all within easy reach of Dublin City Centre.

## Accommodation

**Entrance Hall** 5.1m X 1.75m Inviting entrance hall with Limed Oak style high grade floors, accommodation off and stairs to first floor level.

**Guest Cloakroom** With wc & whb. Window.

**Livingroom** 5.15m X 3.17m Front facing reception room with recently upgraded Stovax Gazco Riva Graphite Steel gas fire with pebbled effect and high grade Limed Oak style floors with double doors leading to the large open plan area to the rear.

**Kitchen / Diningroom** 5m X 3.5m These two rooms have been opened to no comprise one large area, further enhanced by the family room extension. The kitchen has just been upgraded to comprise beautiful High Gloss soft close fitted units, attractive counter tops and fully integrated with appliances including a Schott Ceran hob, Bosch oven, Belling microwave, Zanussi washing machine & Whirlpool dishwasher. The Limed Oak style floors extend from the hall and livingroom through this area and continue into the extended family area to the rear.

**Family area** 4.75m X 2.6m Recently extended with Origin child friendly bi-folding doors leading from here onto the raised patio area within the rear garden. Again this area comprises Limed Oak style floors and a TV point.

**Landing** 3.34m X 1.9m With window and accommodation off. Storage cupboard & hotpress.

**Master Bedroom** - 4m X 2.88m Front facing master bedroom with fitted wardrobes and ensuite off.

**Ensuite** 1.8m X 1.4m Triton T90xr shower, wc & whb. Fully and tastefully tiled.

**Bedroom 2** - 3.64m X 3m Rear facing double bedroom with High Gloss wardrobe doors

**Bedroom 3** - 2.9m X 2m Front facing bedroom.

**Showerroom** 2.36m X 1.8m Recently upgraded and comprising a Triton T90xr shower, wc & whb. Fully tiled.

**Outside** A pillared entrance leads to a cobblelocked driveway with parking for at least two cars. Lawns. Gated side entrance. Rear garden comprises a raised patio area overlooking lawns, is fully walled in and has a garden storage shed.

## Features

- Walking distance of Luas, Bus routes, shops and UCD
- Recently upgraded throughout including Kitchens, bathrooms, flooring, fireplace etc
- Recently extended to rear
- Beautifully decorated throughout
- Overlooking a large green area with another green & tennis court nearby
- Mature gardens with off street parking for 2 cars and ample on street parking
- Gas fired central heating & fully double glazed

BER: D1 BER No. 103507604 Energy Performance Indicator: 240.72 kWh/m<sup>2</sup>/yr

[View By Appointment](#)

**Asking Price: €525,000**





## DNG Stillorgan

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## Negotiator:

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).



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