



BER C2



428 The Crescent, Collinswood, Beaumont, Dublin 9

135 sq.m

DNG Fairview
2 Malahide Road, Fairview, Dublin 3
T: 01 8331802 | E: fairview@dng.ie

Negotiator:
Rachel Cunningham
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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428 The Crescent, Collinswood, Beaumont, Dublin 9

DNG take great pleasure in presenting to the market this large four bedroom semi detached property with three bathrooms, an extra large driveway to the front and a glorious West facing garden to the rear. 428 The Crescent is a fantastic and rare opportunity to acquire a spacious family home in this well sought after location and quietly positioned in a charming cul de sac just a stones throw from local shops and amenities. The property comes to the market in excellent condition having been recently modernised with new flooring throughout and newly appointed bathrooms and offers an excellent combination of both living, entertaining & sleeping accommodation.

Accommodation very generously extends to 135 SqM / 1,453 sq.ft and proudly comprises Entrance hallway with downstairs WC off, a study / playroom, interconnecting front and rear reception rooms and kitchen / dining area. Upstairs there are four good size bedrooms to include three double and one single, master en suite and newly appointed family bathroom. Further boasting double glazing throughout, gas fired central heating and convenient side access, this special property will be of great interest to first time buyers, growing families and those trading up in the area.

Collinswood is a highly sought after residential development of family sized homes located in the leafy suburbs of Dublin 9 and positioned beside a host of local amenities. No. 428 is particularly close an abundance of local shops, schools, pubs and restaurants. Beaumont Hospital, DCU and St. Patricks Training College are all within easy walking distance. Dublin City centre is only 3 miles away and the property is convenient to Dublin Airport and the M50 and M1 motorways.

Accommodation

Entrance Hallway - 1.72m x 5.54m Wide entrance hall with carpet flooring, mid wall dado railing and downstairs WC off

Downstairs WC - Linoleum flooring

Playroom / Study - 2.38m x 4.87m Additional room to the side with carpet flooring. Fuse box location

Front Reception Room - 3.76m x 4.9m Large front reception room interconnecting to rear with carpet flooring and feature fireplace

Rear Reception Room - 3.07m x 4.6m Rear reception room with carpet flooring and access to rear garden

Kitchen - 2.91m x 5.75m Large kitchen with space for a dining area and access to rear garden

Landing - 3.06m x 3.54m Carpeted. Access hatch to attic

Bedroom 1 - 3.74m x 4.15m Double room to front with built-in wardrobes and carpet flooring

En Suite - 2.33m x 1.15m

Bedroom 2 - 2.58m x 2.45m Single room to front with carpet flooring and built-in wardrobes

Bedroom 3 - 2.52m x 3.93m Double room to rear with carpet flooring and built-in wardrobes

Bedroom 4 - 3.45m x 2.81m Double room to rear with carpet flooring and built-in wardrobes

Bathroom - 2.03m x 1.70m Newly appointed bathroom with bath and shower head over, WC and WHB

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BER No. 106537517

Energy Performance Indicator: 199.83 kWh/m²/yr



Features

- LARGE FOUR BEDROOM SEMI DETACHED PROPERTY
- ADDITIONAL PLAYROOM / STUDY TO THE SIDE
- REFURBISHED THROUGHOUT
- DOUBLE GLAZED WINDOWS
- THREE NEWLY APPOINTED BATHROOMS
- WEST FACING THE REAR
- EXTRA LARGE DRIVEWAY TO THE FRONT FOR OFF STREET PARKING
- CONVENIENT SIDE ACCESS
- CUL DE SAC LOCATION
- CLOSE TO LOCAL SHOPS AND AMENITIES
- M1 AND M50 MOTORWAYS CLOSE BY

View By Appointment

Asking Price: €495,000

