



3 MARYFIELD WOODS, ARTANE, DUBLIN 5

2 BED MID-TERRACE HOME IN AN EXCELLENT LOCATION

BER C2

**REA
GRIMES**

FOR SALE BY PRIVATE TREATY

3 Maryfield Woods, Artane, Dublin 5

SPECIAL FEATURES

- 2 bed mid-terrace home in an excellent location
- Approx. 84.4 sq m/ 908 sq ft • Extended conservatory
- Rear decking with patio • Off-street parking

DESCRIPTION

REA Grimes Clontarf takes great pleasure in bringing 3 Maryfield Woods to the market. This lovely 2 bed mid-terrace family home, which was originally a 3 bed, comes to the market in walk-in condition.

No. 3 measures approx. 84.4 sq m / 908 sq ft. Accommodation briefly comprises of an entrance hall, living room, kitchen/ dining room and conservatory all located downstairs, while upstairs there are two large bedrooms (one en suite), and a bathroom. A pull-down ladder provides access to the attic which is clad in plywood flooring. The new owners will benefit from an up-to-date modern bathroom and en suite and modern gas fired central heating. The extended conservatory leads to a rear garden with decking and a patio area.

Situated in Artane, a mature and settled area, the location is second to none. The area is well serviced by public transport - there are quality bus corridors operating along the Malahide Road providing efficient links to the City Centre. There are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St Anne's Park which is located nearby. The M1, M50, Dublin Airport and Beaumont Hospital are also within close proximity and Artane Shopping Centre is a 2 minute walk from the property.



ACCOMMODATION

Entrance Hall:

Bright and spacious hallway with wooden flooring

Kitchen / Dining Room:

Open plan kitchen / dining area with wooden flooring. Modern fully fitted kitchen with floor and wall units, oven, hob and extractor fan. Plumbed for washer and dishwasher, under stairs storage

Living Room:

Large room with wooden flooring. Feature fireplace with tiled surround. Access to conservatory

Conservatory:

Tiled floor. Access to garden

Bedroom 1:

Large double bedroom to the rear with built-in wardrobes

Bedroom 2:

Large double room to the front with built-in wardrobes and en suite

En Suite:

Fully tiled with WC, wash hand basin and walk-in shower. Upgraded in 2018

Bathroom:

Modern fully tiled bathroom comprising large walk-in shower with drench head, WC and wash hand basin with storage. Renovated in 2016



OUTSIDE:

Maintenance free rear garden with decking and patio area.
Cobble lock front driveway with off-street parking

SERVICES:

- Gas Fired Central Heating

BER DETAILS

BER: C2

BER No: 113087720

Energy Performance Indicator: 181.68 kWh/m2/yr



FLOOR PLANS

For identification purposes only. Not to scale.



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Plan produced using PlanUp.

REA
GRIMES

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