

For Sale

Asking Price: €325,000

Sherry
FitzGerald



113 Clonmacnoise
Road, Crumlin,
Dublin 12,
D12 N2Y6

sherryfitz.ie



Sherry FitzGerald is delighted to present to the market 113 Clonmacnoise Road, a two-bedroom mid-terraced house located in a quiet and mature residential area of Crumlin. Clonmacnoise Road has an excellent location close to Crumlin Village and accessible to a whole host of amenities.

On entering the property, we come to a light and spacious entrance hall with stairs to first floor landing. It also opens to both the living room and kitchen/dining room. The living room is a good size with a window to front aspect, feature fireplace and carpeted floor coverings.

The light filled kitchen/dining room is fitted with matching base/wall units, ample worktop space with tiled splash back, inset sink, free standing gas oven with hob above, space for freestanding fridge, rear door to garden and large window overlooking the mature garden.

On the first floor we have two sizeable double bedrooms and a family bathroom. The main bedroom is to the front of the property with a window to front aspect overlooking the green, feature fireplace and carpeted floor coverings. The second bedroom is to the back of the house with a window overlooking the rear garden. Family bathroom is fitted with a vintage bath including brass fittings, WC, and original timber flooring.

Outside there is a private enclosed south/west facing rear garden which is mainly laid to lawn with mature shrubbery. Off street parking is provided via the driveway to the front of the property.

The location of this property is extremely convenient with all conceivable amenities within close proximity such as Crumlin Village, Our Lady's Childrens Hospital, with Schools, local parks and Shopping Centres within walking distance. This location is well serviced by public transport and is within easy reach of the M50 and the City Centre.



Accommodation

Entrance Hall 2.73m x 1.76m (8'11" x 5'9"): Opening from front door, stairs to first floor landing, leading to the living room to the right, and the kitchen/diner straight ahead.

Living Room 3.00m x 3.11m (9'10" x 10'2"): Window to front aspect, with feature fireplace and carpeted floor coverings.

Kitchen/Dining Room 3.40m x 4.78m (11'2" x 15'8"): Window to rear aspect overlooking the garden, fitted with matching base/wall units, space for free standing fridge, space for free standing oven and rear door to garden.

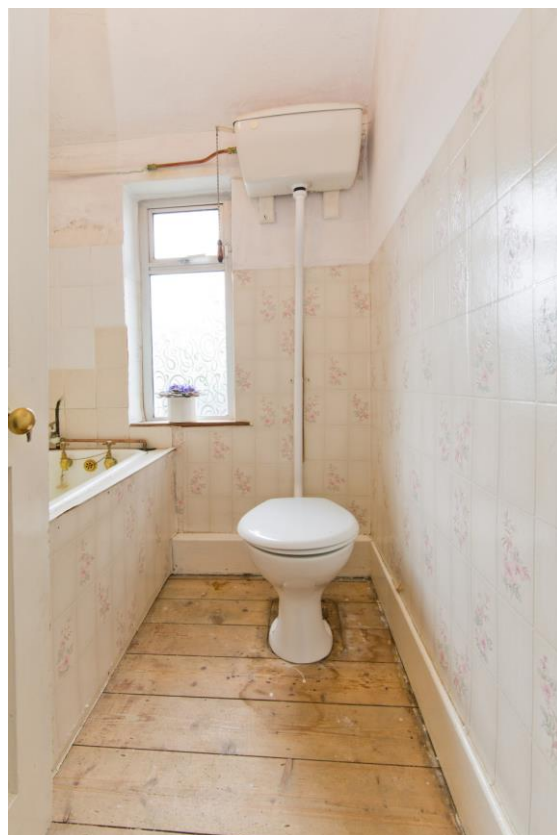
Bedroom 1 3.82m x 4.00m (12'6" x 13'1"): Sizeable double bedroom with window to front aspect, feature fireplace and built in storage.

Bedroom 2 3.29m x 2.84m (10'10" x 9'4"): Double Bedroom with window to rear aspect.

Family Bathroom 1.88m x 1.52m (6'2" x 5'): Window to rear aspect, vintage bath with brass fittings, WC, and original timber flooring.

Outside Enclosed rear garden with patio and garden which is mainly laid to lawn. Off-street parking is provided by the driveway to the front of the home.

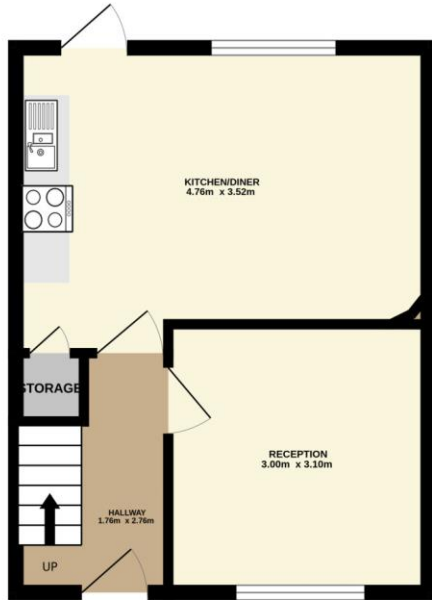




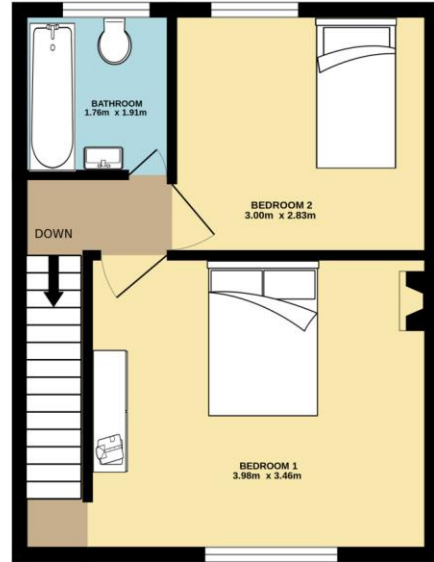
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GROUND FLOOR



1ST FLOOR



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