



For Sale

Asking Price:
€985,000

29 Baldoyle Road,
Sutton, Dublin 13

BER B3



Description

29 Baldoyle Road is a charming, detached home that has been lovingly upgraded and cared for while retaining original features to respect the traditional streetscape. The design of the property cleverly maximizes the use of space.

Accommodation comprises of entrance hall leading to the living room, family room, and a bright open plan kitchen/dining area with access to the rear garden. There is also a large bathroom, a separate utility room, and two bedrooms. Upstairs there are three large bedrooms, one with ensuite and walk in wardrobe and a family bathroom.

Outside the rear garden is mainly laid in lawn with mature plants, shrubbery and trees. The front garden provides ample off-street parking with gated side access.

The location of this property is ideal for families with all the local amenities on your doorstep. A good selection of schools, shops, supermarkets, restaurants and cafés are all close by. The Sutton Dart is but a short stroll while there is a regular bus service to Dublin City Centre, Dublin Airport or Howth on the main road. Dublin Airport is easily accessible being less than half an hour away as is access to the M50 motorway. You will be spoilt for choice with all the wonderful outdoor and sports facilities in the area including Sutton and Howth sailing clubs, tennis club, golf clubs, football and rugby clubs, coastal walks and cycle lanes. To appreciate all this property has to offer, viewing is highly recommended.



Accommodation

Entrance Hall 10.9m x 5.65m (35'9" x 18'6"): Tiled flooring, Under stair storage, alarm panel control, recessed lighting.

Living Room 4.70m x 4.20m (15'5" x 13'9"): Timber flooring, two box bay windows to the front of the property, feature fireplace with granite hearth.

Family Room 5.40m x 4.20m (17'9" x 13'9"): Timber flooring, feature fireplace, box bay window.

Kitchen/Dining Room 9.50m x 6m (31'2" x 19'8"): Timber flooring, fitted kitchen, granite countertops, integrated gas hob, extractor fan, double oven, fridge/freezer, dishwasher, access to east facing rear garden.

Utility Room 2.70m x 2.45m (8'10" x 8'): Tiled flooring, integrated washing machine, tumble dryer, fitted storage, countertops, hot press.

Bathroom 2.70m x 2.50m (8'10" x 8'2"): Fully tiled bathroom with WC, WHB, Bath, and corner shower.

Bedroom 4 4.0m x 2.45m (13'1" x 8'): Large bedroom to the rear of the property with timber effect flooring and fitted storage.

Bedroom 5 2.60m x 2.45m (8'6" x 8'): Timber effect flooring, access to rear garden, fitted storage.

First Floor

Landing 4.15m x 2.75m (13'7" x 9'): Hardwood timber flooring, large sunlight, recessed lighting.

Bedroom 1 4.8m x 3.45m (15'9" x 11'4"): Hardwood timber flooring, access to flat roof, en-suite bathroom and walk-in wardrobe.

En-suite 2.40m x 2.10 (7'10" x 2.10): Partially tiled bathroom with WC, WHB and corner shower.

Walk in Wardrobe 2.40m x 1.60 (7'10" x 1.60): Fitted shelving and clothing rails.

Bedroom 2 4.75m x 3.50m (15'7" x 11'6"): Hardwood timber flooring, velux window and large window over-looking the back garden.

Bedroom 3 3.70m x 3.20m (12'2" x 10'6"): Hardwood timber flooring, velux windows, fitted storage

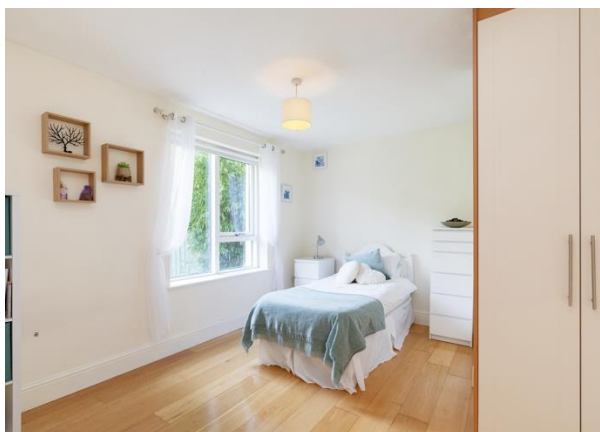
Bathroom 3.75m x 3m (12'4" x 9'10"): Partially tiled bathroom with WC, WHB, Bath, and corner shower.

Outside

Front Garden Pebble dash drive way, off street parking for multiple vehicles, gated access, mature trees and shrubbery.

Rear Garden Manicured lawn, mature hedging, exotic flower beds, paved patio, timber shed.





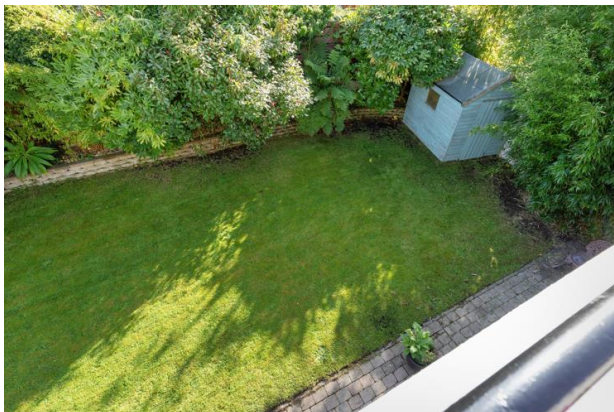
Special Features & Services

- Extended 5 bed, 3 bath, 2 reception detached
- Great condition throughout
- Off Street Parking & Large Rear Garden
- Gas fired central heating & Double glazed windows
- Walking distance to coast, schools, shops, bus & train
- Approx. 228sqm / 2,454sqft

BER

BER B3, BER No. 105699672





GROUND FLOOR



1ST FLOOR



NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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