

For Sale By Private Treaty



31 St. Peters Road

**Walkinstown,
Dublin 12**

BER E2

End Of Terrace, 3 Bedroom Family Home
with Converted Attic

c.110sq.m. / 1,190sq.ft.



**FINNEGAN
Menton**



Description:

Elegant 3 bedroom end terrace house with kitchen extension and a large garage with rear lane access.

This family home was built in 1954 and has had only one owner from new. The attic has also been converted with a nice stairs and a large bay window.

Location:

St. Peters Road is just off the Walkinstown Roundabout. The property is signposted and close to the bus stop.



Features:

- Easterly facing rear garden
- Driveway with space for 2 cars.
- Excellent location on nice road.
- Large car garage with rear access.
- 3 bedrooms, and attic storage room.
- Large living / dining area.
- Extended kitchen overlooking rear garden.
- Fully alarmed.
- Generous accommodation.
- New windows on the front of house.
- Walk in condition.
- Close to M50, City Centre, shopping centre and schools.
- Popular residential neighbourhood.

Floor Area: c.110sq.m. / 1,190sq.ft.

Entrance Hall

c.2.07m x 4.26m

via Porch with single glaze glass panelling in aluminium with new window and door to front.

Alarm panel inside front door, sensor around the property. Timber floors, radiator, telephone point, understairs storage.

Living Room

c.8.03m x 3.28m

Interconnecting reception room. Solid fuel fire place. Carpet flooring. Access to rear.

Kitchen

c.3.64m x 4.14m

New window over looking rear garden. The kitchen is a flat roof extension. Wall and floor mounted kitchen units. Tricity extractor fan, 4 ring Creda electric cooker, Zanussi double oven, stand along fridge freezer, stand alone dishwasher, stainless steel kitchen sink, Zanussi washing machine.



Dining Area

c.2.04m x 3.40m

Carpet tiles. Fuse board.

Bedroom 1 (Rear)

c.4.10m x 3.67m

Double room, carpet floor, fitted wardrobes, single glazed aluminium windows over looks rear garden.

Bedroom 2 (Front)

c.3.70m x 3.02m

Double room, built in bedside lockers and headboard, fitted wardrobes either side of chimney breast, large window overlooking front garden, carpet flooring.

Bedroom 3 (Front)

c.2.71m x 2.68m

Layed out in single room but could fit a double bed, fitted wardrobes, fitted table and drawers, mirror, carpet flooring, triple glazed window to front.

Bedroom (Attic)

c.4.23m x 4.41m

Attic bedroom, dormer boxed window overlooking rear, carpet floors, double bedroom, eves storage, boxed room, no central heating on this level.

Bathroom

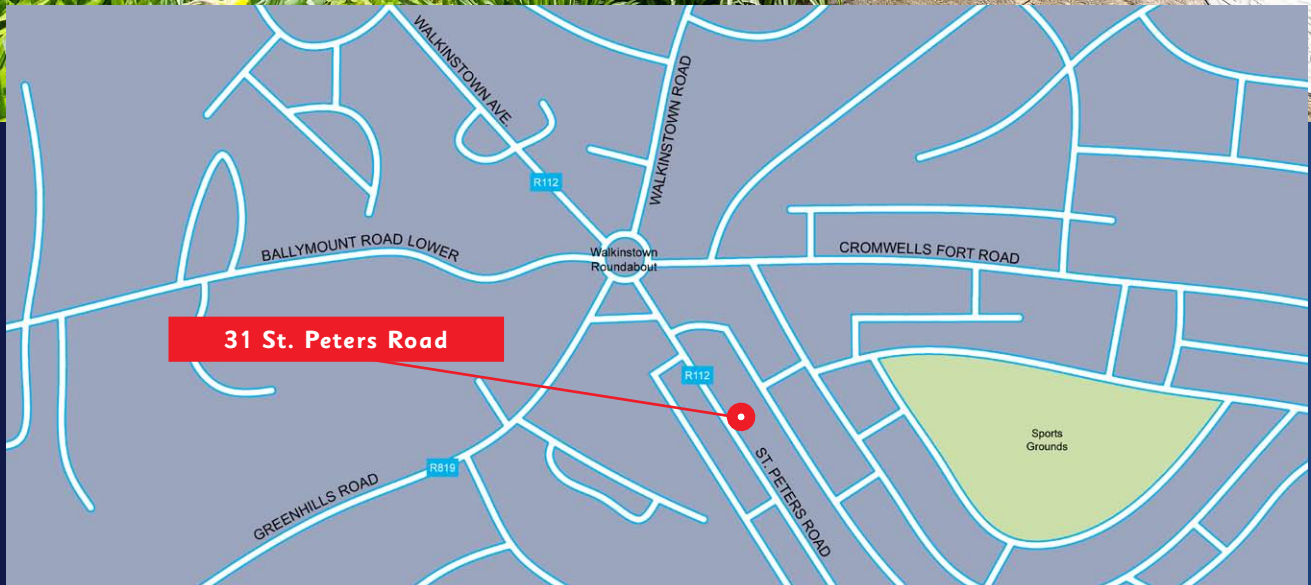
c.1.98m x 1.64m

Tiled floor and walls, Triton electric shower, large shower tray, fitted with disability entry and exit. Slidedoors and set, whb, shaving light and plug, extractor fan, radiator, single glazed aluminium windows, wc.

Outside

Private garden to front with off street parking.





Directions:

Just off the Walkinstown Roundabout on St. Peters Road.

Heating:

Oil fired central heating.

Car Garage:

c.7.03m x 3.89m

Block built storage shed with galvinised sheet roof, Power, Concrete floor & Oil boiler. Slide wooden door to rear laneway with car access. New door via garden. Window overlooking rear garden.

BER:

B.E.R.: E2 359.91kWh/m²/yr
B.E.R. Number: 107382178

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



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