

For Sale

Asking Price: €325,000

Sherry
FitzGerald



24 Lismore Road,
Crumlin,
Dublin 12,
D12 W7PD

BER D2

sherryfitz.ie



Sherry FitzGerald is delighted to present to the market 24 Lismore Road, a two-bedroom mid-terraced house located in a quiet and mature residential area of Crumlin. Lismore 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 spacious entrance hall with stairs to first floor landing which opens to a good sized the living room. The living room itself is of good size with a large front facing window, feature fireplace and leading through to the kitchen area.

The kitchen is fitted with a base unit, inset stainless steel sink with mixer tap, space for freestanding oven with gas hob, with lino floor covering and door leading to the mud room which has access to both downstairs WC and door leading to rear garden.

On the first floor we have two sizeable double bedrooms. The main bedroom is to the front of the property with a window to front aspect, feature fireplace and carpeted floor coverings. The second bedroom is to the rear of the property with a window overlooking the rear garden and opening to the en-suite bathroom. The ensuite is fitted with a shower unit , WC, wash hand basin and tiled floor to ceiling.



Special Features & Services

- Ample Living Accommodation
- Two Sizeable Double Bedrooms
- Good Sized Rear Garden
- 56.44 sqm

Accommodation

Entrance Hall 1.07m x 1.57m (3'6" x 5'2"): Leading from front door with stairs to first floor and opening to the living room.

Living Room 4.51m x 3.26m (14'10" x 10'8"): Window to front aspect, feature fireplace, with carpet floor coverings and door opening to kitchen.

Kitchen 1.8m x 3.27m (5'11" x 10'9"): Window to rear overlooking the garden, fitted with a base unit, with inset stainless-steel sink with mixer tap, space for freestanding oven with gas hob, with lino floor covering and door leading to the mud room which has access to both downstairs WC and door leading to rear garden.

Bedroom 1 4.26m x 3.34m (14' x 10'11"): Sizeable double bedroom with window to front aspect, feature fireplace, and carpeted floor coverings.

Bedroom 2 3.11m x 3.02m (10'2" x 9'11"): Double bedroom with window to rear, access to ensuite, with carpet floor coverings.

En Suite 2.16m x 1.15m (7'1" x 3'9"): Fitted with shower unit, wash hand basin with mixer tap, WC, and tiled floor to ceiling.

Outside To the front of the property there is a generous private front garden with on street parking and gate pedestrian access to the front door. The enclosed rear garden is of good size which is mainly laid to lawn.



BER BER D2, BER No. 118747625

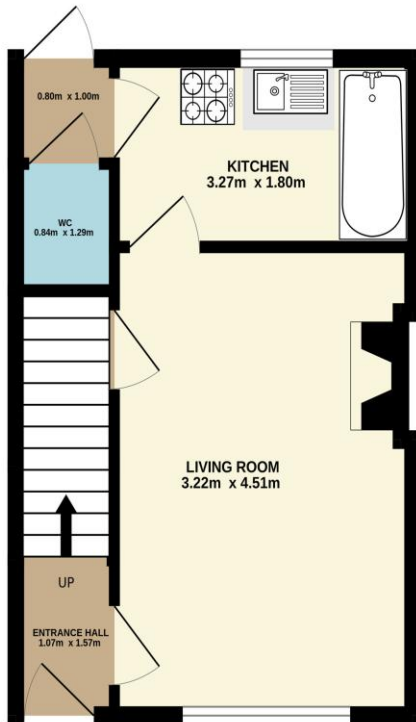


Location:

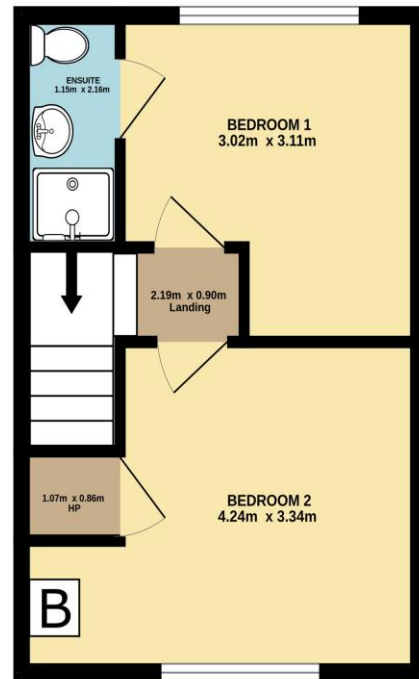
The location of this property is extremely convenient with all conceivable amenities within close proximity such as Crumlin Village, Our Lady's Children's Hospital, with Schools, local parks and Shopping Centers within walking distance. This location is well serviced by public transport and is within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



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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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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