



4 KILBRIDE ROAD, KILLESTER, DUBLIN 5

SPACIOUS 3 BED SEMI-DETACHED HOME IN TURN-KEY CONDITION

BER D2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

4 Kilbride Road, Killester, Dublin 5

SPECIAL FEATURES

- Spacious 3 bed semi-detached family home in turn-key condition
- Approx. 121.4 sq m / 1,306 sq ft
- Side access to private rear garden
- Converted attic in use as additional bedroom
- Convenient and sought after location

DESCRIPTION

REA Grimes take great pleasure in bringing to the market this family home in this most desirable of locations. No. 4 is a well-maintained 3 bed semi-detached property and comes to the market in excellent condition having been fully renovated in recent years. This is a great opportunity to acquire a fantastic family home in a much sought-after and convenient location.

No. 4 is a deceptively spacious family home measuring approximately 121.4 sq m / 1,306 sq ft. Fully renovated in 2010, accommodation briefly comprises of an entrance hall, WC, two reception rooms, kitchen / dining room and utility room all located downstairs. Upstairs there are three bedrooms (one en suite) and a family bathroom with an additional 4th bedroom at attic level. To the rear there is a private landscaped garden laid in artificial grass and large patio and to the front is a landscaped front garden with on-street disc parking.

Situated in Killester, a mature and settled area, the location is second to none – the property is within walking distance of all local amenities and shops. There are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St. Anne's Park. Killester DART station is in close proximity and the area is also well serviced by regular bus routes providing efficient links to the City Centre.



ACCOMMODATION

Entrance Hall:

Wide and bright hallway with wooden flooring, understairs storage and a spacious WC

WC:

With WC, wash hand basin, heated rail, tiled floor and part tiled surround and additional storage

Reception Room 1:

Bright room overlooking the front of the property with bay window, wooden flooring and feature fireplace. Double doors to:

Reception Room 2:

Large room to the rear with wooden flooring, feature fireplace, leads to:

Kitchen / Dining Room:

Beautiful extended open plan living and dining room. Kitchen fitted with an array of wall to floor units, oven, hob and extractor fan, dishwasher, breakfast bar. Large sliding doors to rear patio

Utility Room:

Large room plumbed for washer/drier with lots of storage and tiled floors

Bedroom 1:

Large double bedroom to the front of the house with built-in wardrobes, bay window and newly refurbished wooden flooring. Access to en suite bathroom:

En Suite:

Fully tiled with WC, wash hand basin, heated rail and walk-in shower with drench head

Bedroom 2:

Double bedroom overlooking the rear garden, with newly refurbished wooden flooring

Bedroom 3:

Single bedroom overlooking the front garden, with newly refurbished wooden floors and built-in wardrobes

Bathroom:

Fully tiled with WC, wash hand basin, bath, walk-in shower with drench head

Attic:

Large bright room currently in use as 4th bedroom with additional attic space for storage



OUTSIDE:

The front garden is landscaped with on-street disc parking and to the rear is a private east facing garden laid in patio and artificial lawn with side pedestrian access.

SERVICES:

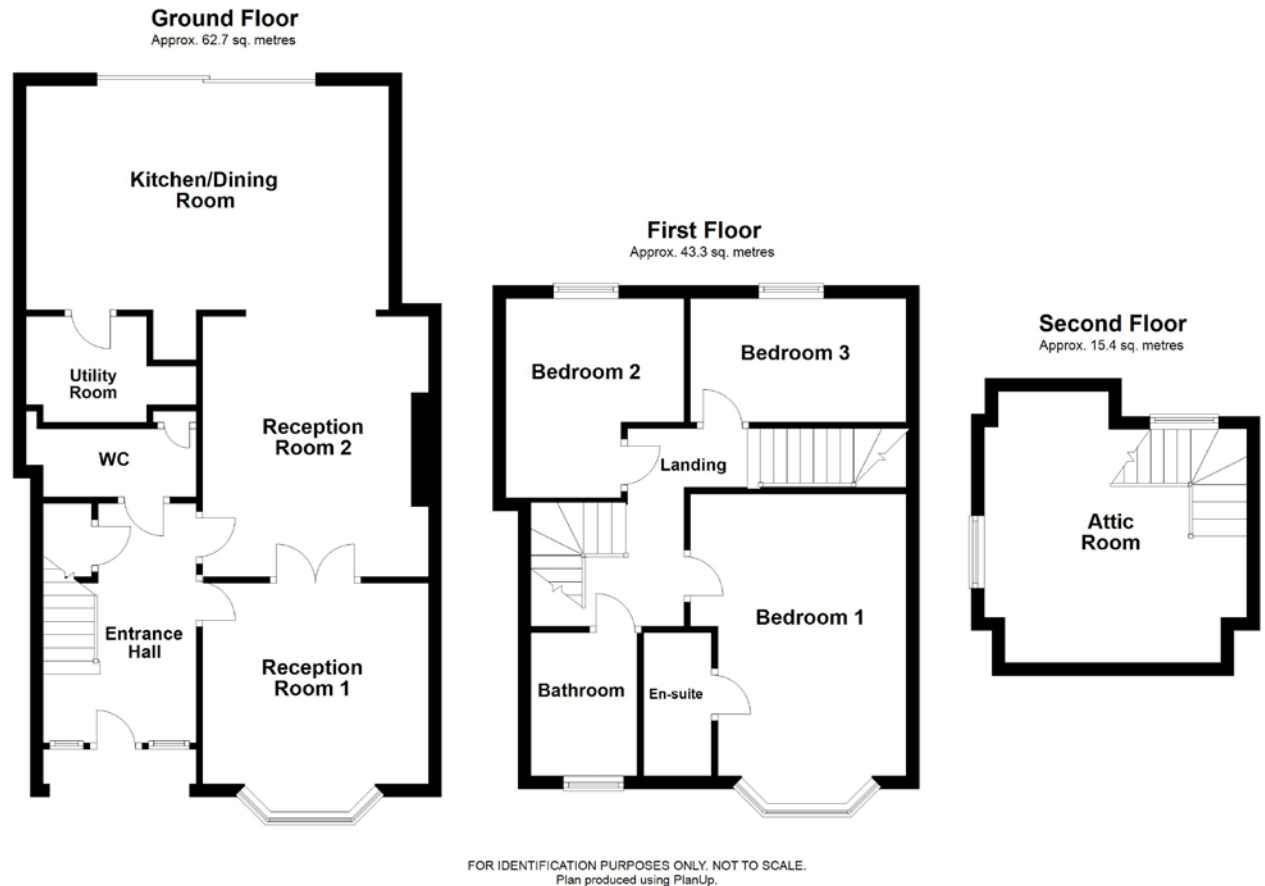
- Gas fired central heating
- On-street disc parking

BER DETAILS

BER: D2

BER No: 105844237

Energy Performance Indicator: 271.88 kWh/m²/yr



REA Grimes

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