

For Sale

Asking Price: €425,000

Sherry
FitzGerald



173 Bangor Road,
Kimmage,
Dublin 12,
D12 C9W9

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended two-bedroom mid-terrace family home on Bangor Road. The property has been fully refurbished to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a private south-west facing rear garden and gated off-street parking to the front.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing and opening to both the main sitting room and the living room.

The real hub of the home is the extended kitchen area which has lots of natural light from a large rear facing window overlooking the south facing garden and a Velux Skylight. The kitchen itself is fitted with matching base/wall units, built in double oven, induction hob with extractor above, built in microwave, large worktop space with tiled splash back, plumbing for washing machine, space for free standing fridge/freezer, rear door to the garden and tiled flooring.

Moving to the first floor, you'll find two spacious bedrooms and a well-appointed family bathroom.

Bedroom 1 is a generously sized double bedroom with a front-facing window, built in storage and carpeted flooring. Bedroom 2 mirrors this spaciousness of the front room wall mounted radiator, built in wardrobe and original flooring. The family bathroom with Opaque rear facing window, walk in shower with electric power shower, WC, wash hand basin with fitted taps and tiled floor to ceiling.

This completes the accommodation for this beautiful home.



Accommodation

Entrance Hall Opening from the front door with stairs to first floor landing and leading to both the sitting room and living room.

Sitting Room 3.00m x 2.74m (9'10" x 9'): Window to front aspect, wall mounted radiator, with laminate floor coverings.

Living Room 4.87m x 3.31m (16' x 10'10"): Sizable living area with generous amount of natural light, opaque window and double doors to leading to kitchen and laminate floor coverings.

Kitchen / Dining Room 4.20m x 3.69m (13'9" x 12'1"): Window to rear, fitted with matching base/wall units, ample worktop space with tiled splash back, built in electric double oven, integrated microwave, electric hob with extractor fan above, inset stainless steel sink with mixer tap, plumbed for washing machine, space for freestanding fridge, with door leading to rear garden, and tile floor coverings.

Bedroom 1 3.87m x 3.31m (12'8" x 10'10"): Sizable double bedroom with window to front aspect, built in storage, with carpeted floor covering.

Bedroom 2 3.23m x 2.83m (10'7" x 9'3"): Large double bedroom with window to rear, built in storage, with original timber floorboards.

Bathroom 1.45m x 1.90m (4'9" x 6'3"): Opaque window to rear, WC, hand wash basin, corner shower with glass screen, and tiled floor to ceiling.

Outside To the front of the home there is gated driveway providing ample off-street parking for one car and a side pedestrian gate with path leading to the front door. The rear south facing garden is fully enclosed and very private. The garden has been finished with large grey patio slabs and a good-sized timber storage shed.





Outside:

To the front of the home there is gated driveway providing ample off-street parking for one car and a side pedestrian gate with path leading to the front door. The rear south facing garden is fully enclosed and very private. The garden has been finished with large grey patio slabs and a good-sized timber storage shed.

Special Features & Services

- Extended Living
- Two Reception Rooms
- Two Double Bedrooms
- South Facing Rear Garden
- Off-Street Parking

BER BER B3, BER No. 112453022



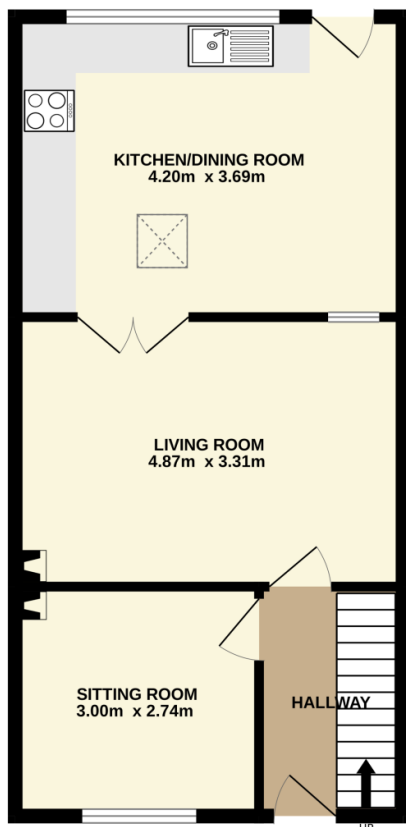


Location:

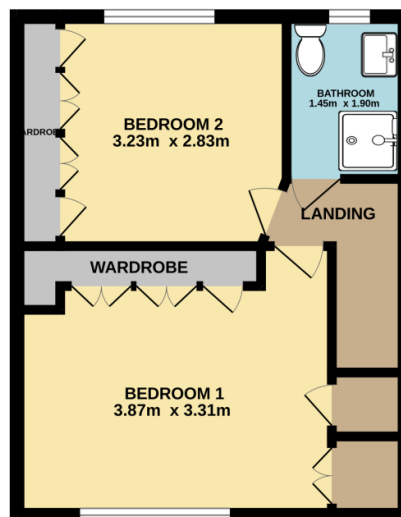
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.



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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