



THREE BEDROOM MID-TERRACE RESIDENCE
NO. 7 BEECHFIELD AVENUE
WALKINSTOWN | DUBLIN 12 | D12 Y9A0

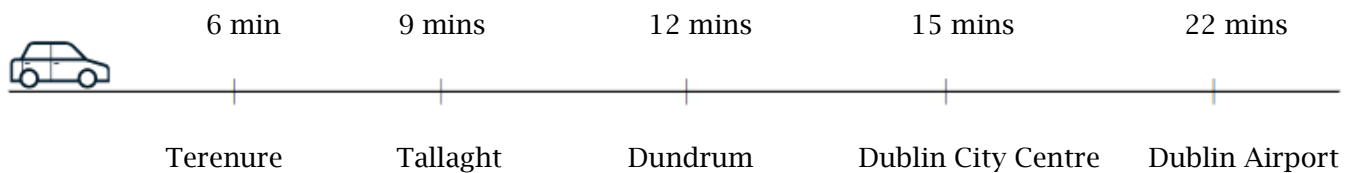
FOR SALE BY PRIVATE TREATY

LOCATION

No. 7 Beechfield Avenue is located on a quiet cul de sac perfectly positioned between Beechfield Road and Cromwellsfort Road. There are a wealth of amenities in the area to include a wide range of primary and secondary schools, local sporting facilities and the property is located next to the wonderful Beechfield Park which is home to tennis courts, playing fields, a playground and is equipped with public exercise facilities. Both the city centre and the M50 are easily accessible whilst nearby bus routes include the 9, 17 & 150. The Asheaf Shopping centre is conveniently located closeby.

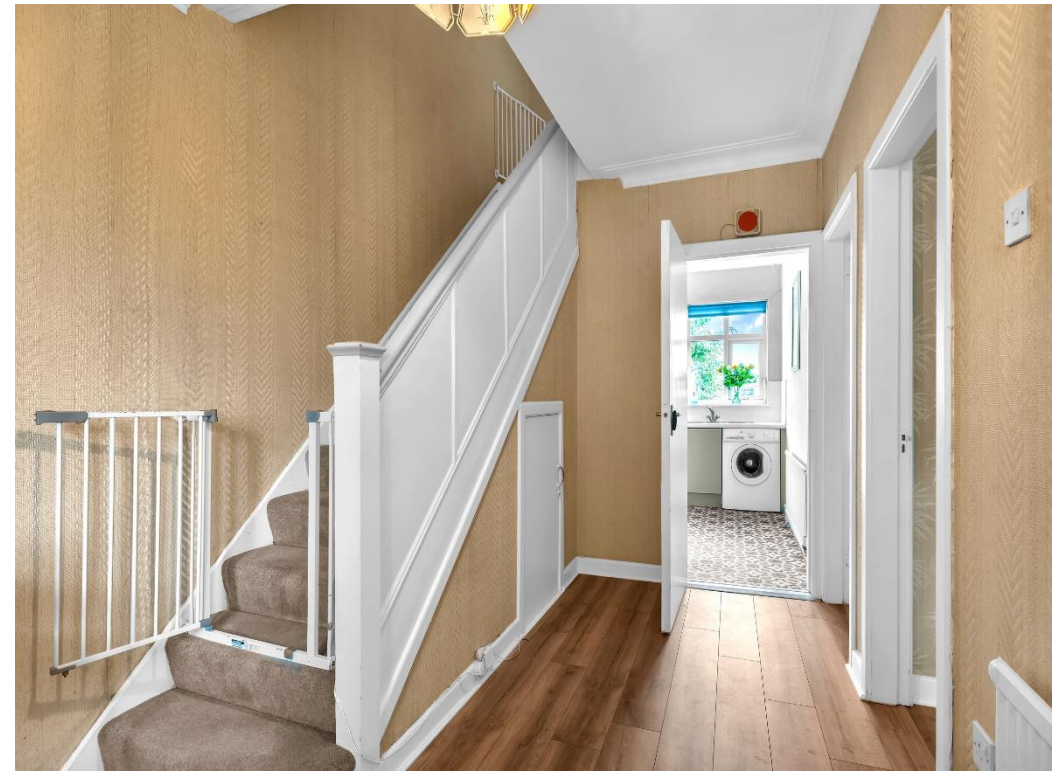
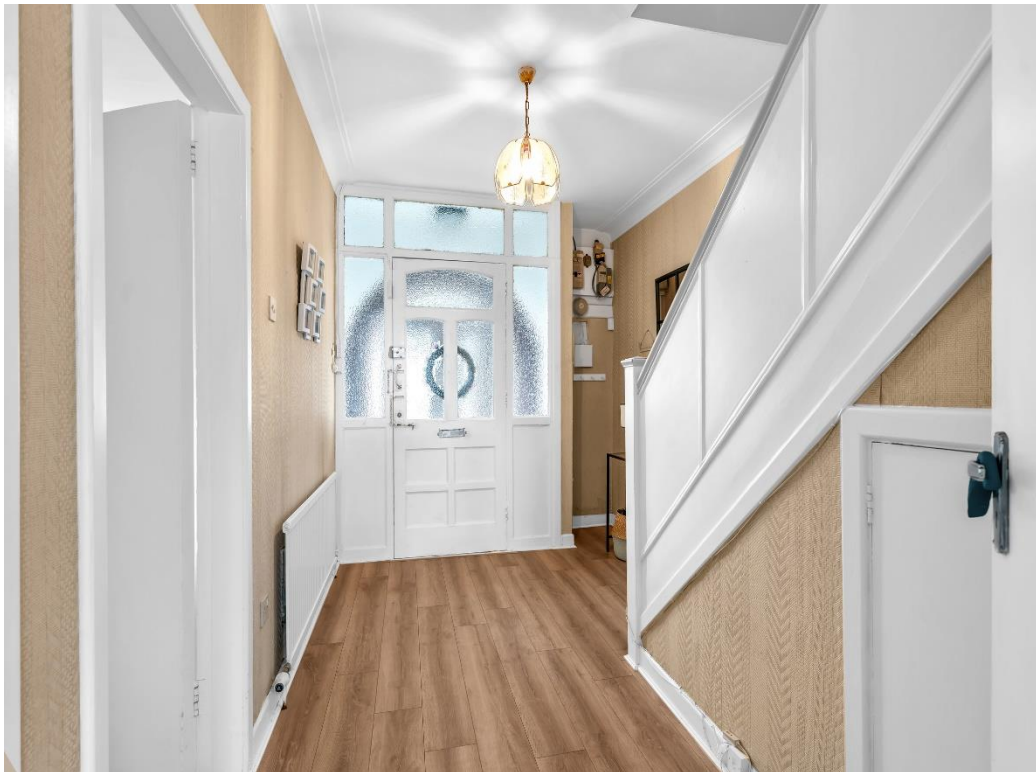


Terenure: c. 2.6 kms.
Tallaght: c. 6.6 kms.
Dublin: c. 7.7 kms.



DESCRIPTION

This beautiful three bedroom family home is set back from the road with private front garden & entered through a pretty pink pedestrian gate. On entering the home you are welcomed by a large and inviting entrance hall which leads you to two reception rooms and the kitchen. The flooring downstairs is mainly engineered wood flooring and the property is painted in neutral tones throughout. The dining room to the front is generous and has its own fireplace with large picture window. The living room to the back also has a fireplace and sliding patio doors to the garden. The kitchen is located beside the living room and again overlooks the rear garden with back door access. Upstairs there is a large landing area, two double bedrooms and one single bedroom. The shower room is separate to the adjoining w.c. While there has been some upgrading done to the house over the years with energy efficient boiler, double glazed windows etc there is tremendous scope to reconfigure the house and extend (subject to p.p.) to create a magnificent home in this much sought after quiet cul de sac location. The rear garden is c. 78 ft long and includes a detached garage which can be accessed from the garden but also via an up and over door from the laneway to the rear providing vehicular access.



ACCOMMODATION

ENTRANCE PORCH

With tiled floor.

ENTRANCE HALL

4.16m x 2.53m

With understairs storage.

DINING ROOM

3.75m x 3.66m

With fireplace and patio doors to garden.

LIVING ROOM

3.76m x 4.02m

With fireplace and patio doors to garden.

KITCHEN

3.00m x 2.55m

With fitted units and door to rear garden.

UPSTAIRS

Landing.

SHOWER ROOM

1.70m x 1.60m

With shower and W.H.B.

W.C

1.68m x 0.80m

With w.c.

BEDROOM 1

4.10m x 3.40m

With fireplace and hotpress.

BEDROOM 2

3.01m x 3.60m

With fitted wardrobe.

BEDROOM 3

2.80m x 2.65m



GALLERY







OUTSIDE & SERVICES

- On Street Parking.
- Front garden.
- Large rear garden (c. 78 Ft / 24mts).
- Large detached garage with vehicular access.
- Concrete store shed.
- Large rear patio area.



VIEWING:

By Appointment Only

PRICE REGION:

€475,000

BER: C3

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

Telephone: 01 490 32 01
Email: enquiries@jpmdoyle.ie



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

