

**FOR SALE**  
**BY PRIVATE TREATY**



26 Beaumont Crescent | Beaumont | Dublin 9





26 Beaumont Crescent, Beaumont,  
Dublin 9, D09 EE70

BER: E2. GIA: c. 101m<sup>2</sup>

This three bedroom property is located in a popular and mature residential area, renowned for its convenient position close to Beaumont Hospital. The property was built in c. 1960 and is presented in excellent condition throughout. It boasts some lovely features to include an entrance porch, side garage and two reception rooms. It also benefits from an extension to the rear behind the garage, which houses the kitchen.

There is a good size walled front garden with a driveway large enough for two cars plus a spacious rear garden.

The property has been repainted for the market to offer a fresh & neutral canvass for the new owner and comprises of front entrance porch, hallway, front sitting room, rear dining / living room, kitchen, three bedrooms, bathroom and garage.

Three bedroom / two reception semi-detached house for sale with garage and extension to rear.



As well as being extremely convenient for Beaumont Hospital and the Port Tunnel, there are also a host of other amenities and transport facilities close by making this an excellent location choice. Local amenities include shops, schools, Artane Castle Shopping Centre, pubs and restaurants to name a few. DCU is also only a short distance away, as is Killester DART station and bus routes to the City Centre. The M50 & M1 can be easily accessed.

To arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092.

### FEATURES

- Gas fired central heating
- 2 fireplaces downstairs
- Front entrance porch
- Two receptions
- Floored Attic
- Garage
- Extended to rear
- uPVC double glazed windows to rear
- Timber framed single glazed windows to front
- Off street parking for 2 cars + garage
- Mature location close to amenities
- Close to Beaumont Hospital & Port Tunnel



### ACCOMMODATION

- Downstairs:
- Front Porch (1.36m x 3m) – Tiled floor, skirting, ceiling light, double plug point, single glazed windows with timber frames.
- Entrance Hall (2.4m x 4m) – Wooden flooring, skirting, radiator, ceiling light, doors to front sitting room & rear living / dining room.
- Sitting room to front (4m x 3.45m) – Wooden flooring, skirting, ceiling light, window overlooking front of property, fireplace with gas fire, radiator.
- Living / Dining room to rear (6m x 3.7m) – Wooden flooring, skirting, 2 ceiling lights, 2 windows overlooking rear garden, fireplace with gas fire, radiator, storage cupboard, door to kitchen.
- Kitchen (4.2m x 2.5m) – Tiled floor, skirting, ceiling coving, ceiling light, fitted units, stainless steel sink & drainer, window, sliding patio door to small patio area in rear garden, radiator, access to garage.
- Upstairs:
- Landing (1.5m x 2.9m) – Carpeted stairway & landing area. Storage cupboard, doors off to all bedrooms & bathroom, attic access, heating thermostat control.
- Bedroom 1 (3.7m x 3.2m) – Carpet, skirting, ceiling light, radiator, window,
- Bedroom 2 (4m x 3.2m) – Carpet, skirting, ceiling light, radiator, window,
- Bedroom 3 (2.4m x 3m) – Carpet, skirting, ceiling light, radiator, window,
- Bathroom (2.3m x 1.8m) – Tiled floor, fully tiled walls, window, ceiling light, WC, basin, large corner shower unit with electric shower.

### Outside

- Garage – c. 9m<sup>2</sup>
- Front garden – Walled front garden with cobblelock driveway large enough for 2 cars, access to garage.
- Rear garden – Mature rear garden.
- Site area - c. 260m<sup>2</sup>

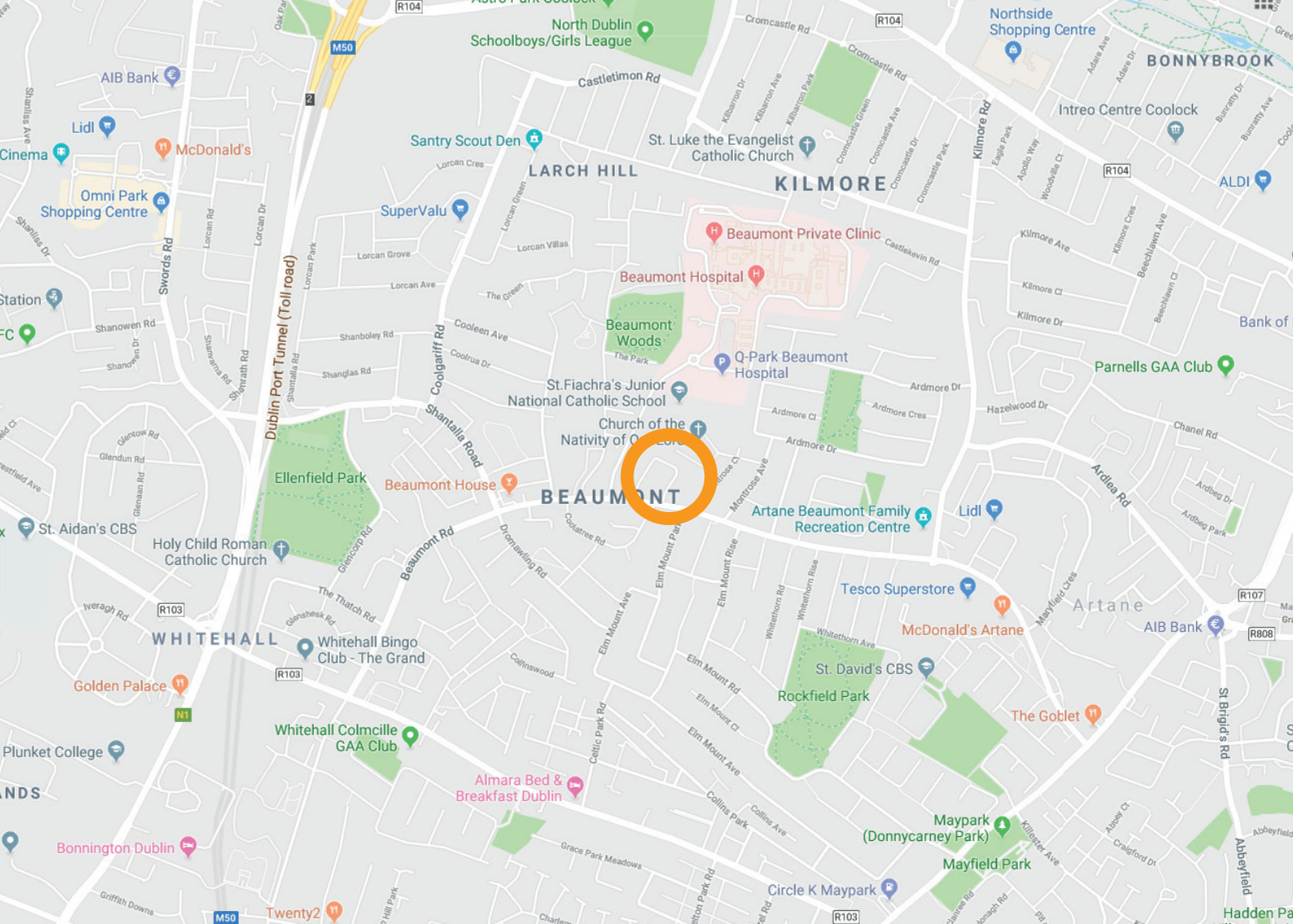












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