



BER E2

15 Drummartin Park, Goatstown, Dublin 14, D14 RH98

C. 180 sqm/ 1941 sq.ft.



Floor Plans (not to scale) for identification purposes only
 Made with Metropix ©2017

DNG Stillorgan
 18 Lower Kilmacud Road, Stillorgan, Co. Dublin
 T: 01 283 2700 | E: stillorgan@dng.ie

Negotiator:
 William Bradshaw
 086 805 6703
 PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for 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. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



15 Drummartin Park, Goatstown, Dublin 14, D14 RH98

DNG is delighted to bring 15 Drummartin Park to the market. This property has an awful lot to offer the discerning purchaser. Inside accommodation is well appointed and of generous proportions of approximately 180sqm. A spacious entrance hall leads to two generous sized reception rooms and a kitchen/breakfast room with utility off. A staircase from the hall leads to the landing which offers four bedrooms and two bathrooms. Whilst the house would benefit from some modernisation for the right person it will continue to be an excellent family home.

In addition, a wonderful west facing garden of c. 180 foot long offers excellent potential to extend (subject to planning permission) without compromising on outdoor space.

The benefits of such a mature location are immediately obvious when approaching the property. Neighbouring properties are similarly cared for and all offer mature gardens. Numerous amenities including schools, public transport and leisure facilities are all highly convenient and in the immediate area.

Overall this property provides a wonderful opportunity for one to acquire a property with large gardens with a very desirable address.

Viewing is highly recommended.

Accommodation

Entrance Porch 1.70 x 0.70
Glass sliding door to porch.

Entrance Hallway 1.70 x 4.70
Bright hallway with access to:

Under Stair Storage 1.30 x 0.80

Family Room 3.90 x 3.50
To front with gas fire inset. Feature brick surround.

Kitchen/ Breakfast Room 3.75 x 7.56
Overlooking the back garden. Fully fitted kitchen with wall and base units, plumbed for washing machine and dishwasher. Built in double oven and electric hob.

Utility Room 2.74 x 1.50

Living/ Dining Room 7.20 x 3.90
Spacious room to rear with feature open fireplace. French doors to garden.

Garage 4.38 x 2.56

Landing

Bedroom 1 4.13 x 3.40
To rear. Built in wardrobes.

Bedroom 2 3.50 x 3.40
To front. Built in wardrobes.

Bedroom 3 4.38 x 2.56
To front. Built in wardrobes.

Bedroom 4 2.50 x 2.50
To front.

Bathroom 2.37 x 1.66
3 piece suite including bath with shower fixture, WC, whb. Tiled flooring.

Shower Room 2.60 x 1.45
Shower cubicle, tiled floors, part tiled walls.

Storage 1.40 x 0.60

Storage 0.60 x 0.60

BER: E2
BER No.109637785
EPI: 340.95 kWh/m²/yr

Features

- Sunny 180 ft. X 30 ft. west facing garden.
- Not overlooked.
- Off street parking for 3/4 cars.
- Accommodation extending to C. 180 sqm/ 1941 sq.ft.
- Useful garage plus utility room.
- Gas fired central heating.
- Double glazed windows.
- 2 storage sheds.
- Fabulous location.
-

View By Appointment

Asking Price: €695,000

