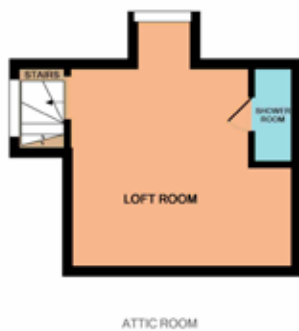
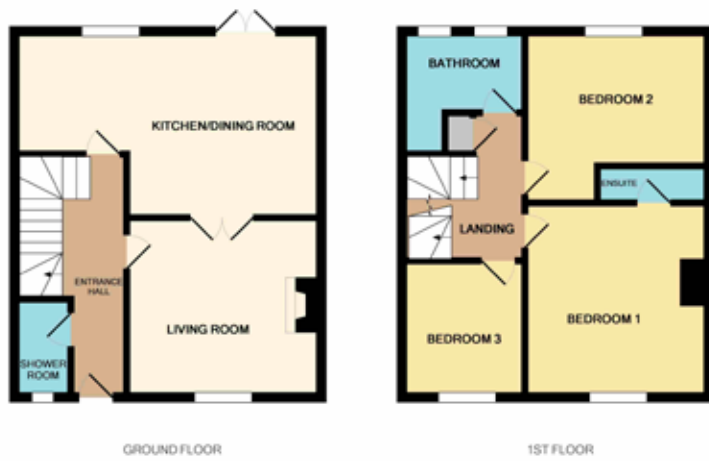




BER C1



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02018



## 20B Middle Third, Killester, Dublin 5

118 sq.m / 1,270 sq. ft.

**DNG Fairview**  
2 Malahide Road, Fairview, Dublin 3  
T: 01 8331802 | E: fairview@dng.ie

**Negotiator:**  
Wayne O'Brien  
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.





## 20B Middle Third, Killester, Dublin 5

DNG are delighted to represent the sale of 20B Middle Third, Killester, a recently constructed 3 bedroom semi-detached residence with an enviable south facing rear garden. The property enters the market in very good decorative order throughout and benefits from a large attic conversion, very generous proportions and overlooks a mature green area. To the front is a stoned driveway and a stunning, manicured private garden to the rear with an enviable south facing aspect.

The accommodation extends to a total floor area of c. 1,270 sq. ft. (incl. attic) and comprises entrance hallway, living room, kitchen/dining room, downstairs shower room, three spacious bedrooms (master en suite) a bathroom, a converted attic room with shower room.

Middle Third is conveniently tucked away off the Howth Road within a short stroll of all local amenities in Killester village. Killester DART station is a 1-2 minute walk away (150 m) from the property giving direct access to the City Centre (5 km away).

### Accommodation

Entrance Hallway - 5.3m x 2.38m

Semi solid maple flooring, under stairs storage, coving, recessed lighting.

Shower Room - 1.55m x 1.31m

Tiled floor, wc, wash hand basin, corner shower.

Living Room - 4.09m x 3.76m

Semi solid maple flooring, feature fireplace (open fire), double glass panel doors to kitchen/dining, coving, recessed lighting.

Kitchen/Dining Room - 6.27m x 3.91m

Semi solid maple flooring, fully fitted kitchen with hob and oven, french doors to rear garden, coving, recessed lighting.

Landing - 1.85m x 3.62m

Carpeted, hot press off.

Bedroom 1 - 3.33m x 3.28m

Carpeted, built in wardrobes.

En-Suite - 1.18m x 2.59m

Tiled floor, splash back and shower, wc and wash hand basin, electric shower.

Bedroom 2 - 3.0m x 3.68m

Carpeted, built in wardrobes.

Bedroom 3 - 2.51m x 3.31m

Carpeted, built in wardrobes.

Bathroom - 2.03m x 2.46m

Fully tiled, wc, wash hand basin and bath.

Attic Room - 3.88m x 5.5m

Carpeted, built in wardrobes.

En-Suite - 0.87m x 2.5m

Tiled floor, wc, wash hand basin and shower.

Garden -

Private c. 35 ft long manicured south facing rear garden not over looked.

BER: C1

BER No. 01533297

Energy Performance Indicator: 174.34 kWh/m<sup>2</sup>/yr

### Features

- Recently constructed to a very high standard.
- Gas fired central heating.
- Double glazed uPVC windows.
- Manicured, private south facing rear garden.
- Off street parking to the front.
- Overlooks a mature green ideal for young families.
- Modern interior fitout.

View By Appointment

Asking Price: €525,000

