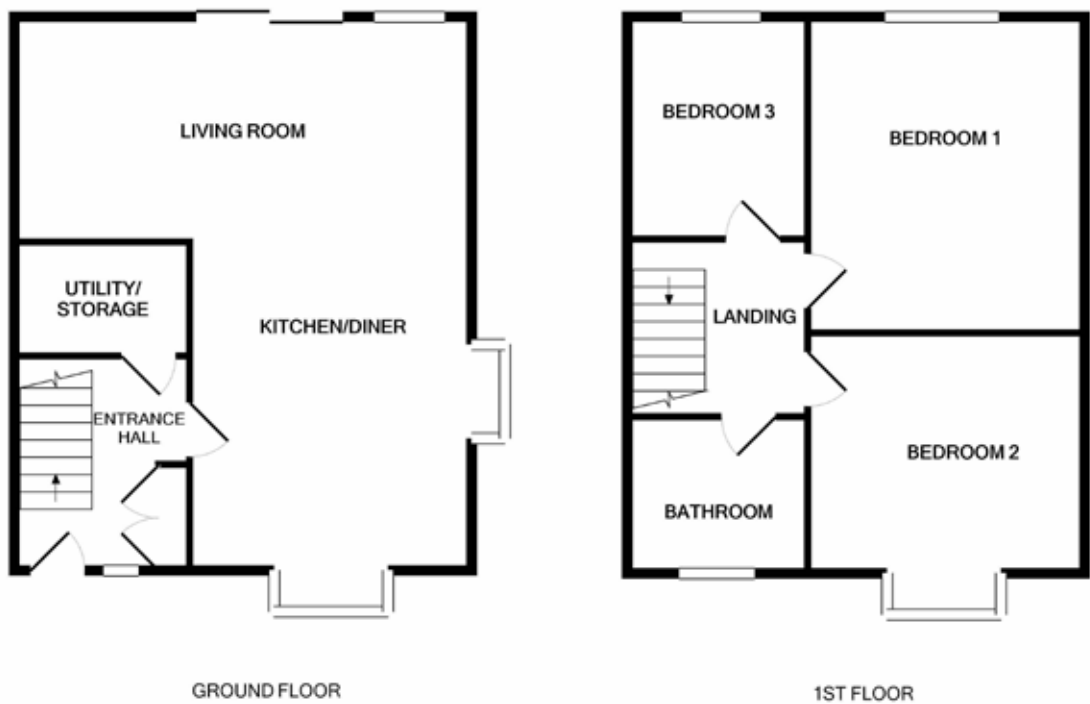




BER C3



24 Firgrove, Military Road, Killiney, Co. Dublin,
A96VK77

77 Sq. M

DNG Dun Laoghaire

76a Upper George's Street, Dun Laoghaire, Co. Dublin
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Negotiator:

Anne Marie McCabe

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.



24 Firgrove, Military Road, Killiney, Co. Dublin, A96VK77

DNG are delighted to present 24 Firgrove, a bright and spacious 3 bedroom end of terrace property to the open market. Nestled in a quiet cul de sac just off Military Road this exclusive, gated development comes highly sought after. The light filled accommodation extends to c.77 sq mt and comprises: entrance hall, kitchen/dining room, living room, utility room, 3 bedrooms and bathroom. No. 24 has undergone extensive refurbishment in recent years and is presented in turnkey condition, oozing style and charm. No. 24 further benefits from a very large side access which has the potential to extend the property (s.t.p.p) and a terrific south facing rear garden which offers stunning views.

The location is excellent! Situated just off Military Road this development is a short stroll to an array of local shops and amenities. Superb leisure facilities are also located nearby including Killiney hill and Killiney beach which is just a seven minute walk away. Transport is well catered for in the area with the DART, N11, M50, Cherrywood Luas station and local bus routes close by. Viewing comes highly recommended.

Accommodation

Entrance Hall: 3.48m x 1.72m

With wooden floor, door to understairs storage room and utility room (this space was a guest WC)

Bathroom: 2.40m x 1.95m

With wc, whb with mirror over, bath with electric shower over, heated towel rail, wall & floor tiles

Kitchen/ Diningroom: 5.12m x 3.24m

Fully fitted kitchen with cream highgloss eye and base level units, integrated fridge/freezer, 5 ring gas hob, oven, integrated dishwasher, pull-out pantry, built-in under sink bin, wooden floor

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BER No. 100128065

Energy Performance Indicator: 203.13 kWh/m²/yr

Livingroom: 4.52m x 3.96m

Spacious room with wooden floor, solid fuel stove, TV point and sliding doors to the rear garden



Landing: 2.22m x 2m

With attic access and doors leading to...

Bedroom 1: 4.31m x 2.45m

Large double bedroom overlooking the rear garden with built-in wardrobes

Bedroom 2: 4.44m x 2.50m

Large double bedroom overlooking the front with built-in wardrobes

Bedroom 3: 3.32m x 1.96m

Single bedroom overlooking the rear garden with built-in wardrobes



Features

- Highly sought after secure gated development
- End of terrace property
- Scope to extend (s.t.p.p.)
- Light filled family home c.77 sq mt
- Gas fired central heating
- Off street parking
- Fully refurbished in recent years
- New bathroom installed
- Sunny south facing rear garden with stunning views
- Excellent location close to local amenities
- Public transport close by DART & QBC

View By Appointment

Asking Price: €425,000

