



97 Jamestown Road, Inchicore, Dublin 8. D08 YY2F

Beirne  
& Wise





### For Sale By Private Treaty

97 Jamestown Road is a superb end of terrace house, which has been completely modernised offering bright, spacious accommodation, superbly located in this quiet cul de sac with a driveway to the front. This lovely modern family home is just a short stroll to an abundance of excellent amenities and has the added attraction of two Luas stops, well serviced by main bus routes, within easy reach of both sides of the city centre and the M50 and N4, easing your daily commute. It's also offer a wide range amenities on your doorstep including shops, supermarkets, cafes, restaurants, colleges, bars and Grand Canal Greenway cycle route.

The accommodation comprises a spacious Living room to the front of the property, a Dining room to the rear, a newly modern fitted Kitchen with a door opening out to the sunny facing rear garden. On the first floor level there are three spacious bedrooms (two double, one single) with a newly tiled shower room which completes the accommodation.

### Special Features

- 90sq. m. (970 sq. ft.) approx.
- Bright and well-proportioned accommodation.
- Long walled rear garden with patio area.
- Newly Refurbished
- Generous off street parking.
- Newly fitted energy saving electric heating system

### Accommodation

#### ENTRANCE PORCH

With original tiled flooring.

#### HALL

Bright and spacious with coved ceiling and access to under stairs storage.

#### LIVING ROOM

3.99m x 3.54m

Spacious, bright room to the front with coved ceiling and newly fitted flooring.

#### DINING ROOM

4.10m X 3.09m max.dims.

With period style open fireplace, coved ceiling and newly fitted flooring.

#### KITCHEN

3.22m x 2.33m

Newly fitted contemporary kitchen units with built-in oven and hob with overhead extractor, with a patio door to rear garden.



## FIRST FLOOR

### LANDING

With new fitted flooring.

### BEDROOM ONE

4.05m x 3.25m

This is the main bedroom room with fireplace, built-in wardrobe and newly fitted flooring.

### BEDROOM TWO

4.05m x 3.25m

Another double room with newly fitted flooring.

### BEDROOM THREE

3.11m x 2.22m

A generous single room with newly fitted flooring.

### SHOWER ROOM

Newly refurbished with partial wall tiling with suite comprising; shower cubicle complete with T90 Triton electric shower unit, pedestal mounted w.h.b and close coupled w.c.

### GARDEN

There is at traditional front garden with lawn area and off street parking for two cars. To the rear the walled rear is in lawn with a patio area and two small storage sheds. There is great potential to extend subject to P. P.

### BER

NUMBER: 100900349

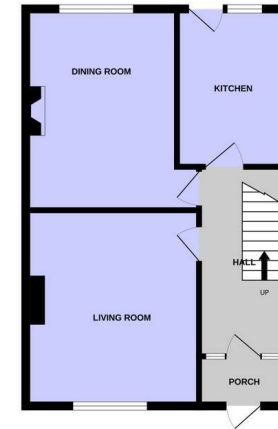
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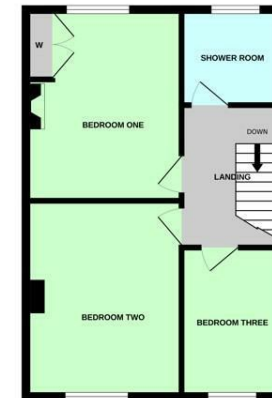




GROUND FLOOR



1ST FLOOR



Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie

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