

For Sale

Asking Price: €395,000

Sherry
FitzGerald



112 Rutland
Grove, Crumlin,
Dublin 12, D12
P9C4

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a three-bedroom mid-terrace family home with ample off-street parking and a low-maintenance rear garden.

Upon entering the property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, which opens to the main living room and kitchen/dining room. The living room boasts generous proportions, featuring a front-facing window and laminate flooring,

The kitchen/dining area itself has lots of natural light which is provided via the rear window/rear sliding patio door overlooking the rear garden.

The kitchen is fitted with an array of matching base/wall units, with ample worktop space, tiled splash back, space for free standing oven with extractor above, space for free standing fridge/freezer, space for dishwasher, finished with tiled floor coverings.

Moving to the first floor, you'll find three spacious bedrooms, a sizeable family bathroom.

Bedroom 1 is a generously sized double bedroom with window to front aspect, built in wardrobes and laminate flooring. Bedroom 2 is a sizeable double bedroom with window to rear aspect, built in wardrobe and laminate flooring. Bedroom 3 is a good-sized single bedroom with window to front aspect and laminate flooring.

The family bathroom is complete with an opaque rear-facing window, corner shower unit, WC and wash hand basin.



Accommodation

Porch 1.63m x 0.60m (5'4" x 2'): Double doors opening to an inner porch, leading to the front door.

Entrance Hall 1.72m x 4.52m (5'8" x 14'10"): Stairs leading to first floor, opening to the living room /kitchen, understairs storage and laminate flooring.

Living Room 3.23m x 4.20m (10'7" x 13'9"): Sizeable living space with window to front and laminate floor coverings.

Kitchen Dining Room 5.09m x 3.33m (16'8" x 10'11"): Window to rear, fitted with matching base/wall units, ample worktop space with tiled splash back, space for free standing oven with extractor above, ceramic sink with mixer tap, space for dishwasher, rear sliding door to garden and tiled floor covering.

Bedroom 1 4.23m x 3.27m (13'11" x 10'9"): Sizeable double bedroom with window to front, built in wardrobes and laminate floor coverings.

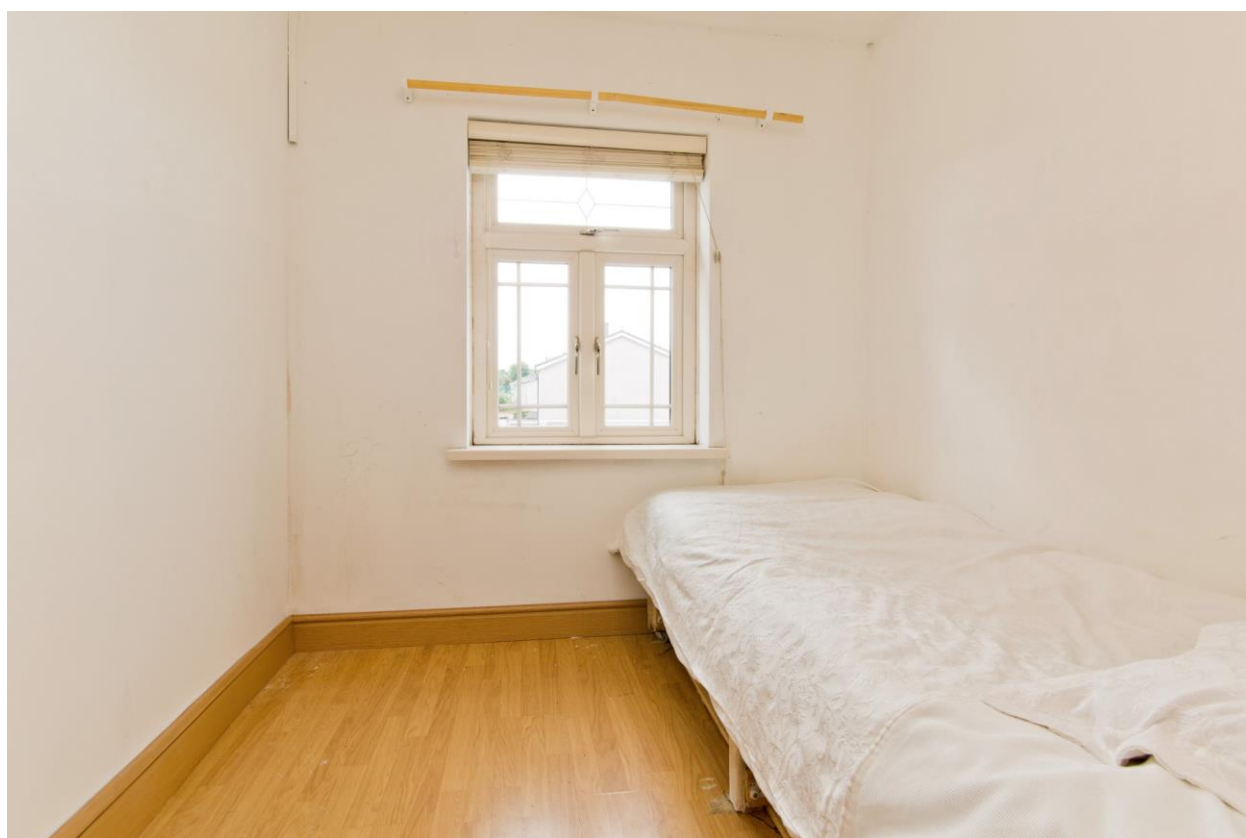
Bedroom 2 3.12m x 3.26m (10'3" x 10'8"): Sizeable double bedroom with window to rear, built in wardrobes and laminate floor coverings.

Bedroom 3 3.30m x 2.28m (10'10" x 7'6"): Large single bedroom with window to front, built in wardrobes and laminate floor coverings.

Bathroom 2.00m x 1.91m (6'7" x 6'3"): Opaque window to rear aspect, wash hand basin, WC, corner shower unit with glass shower screen and tiled floor to ceiling.

Outside Off-street parking is provided via the driveway to the front of the property. The rear enclosed low maintenance garden is finished with a concrete slab and a large rear brick built shed.

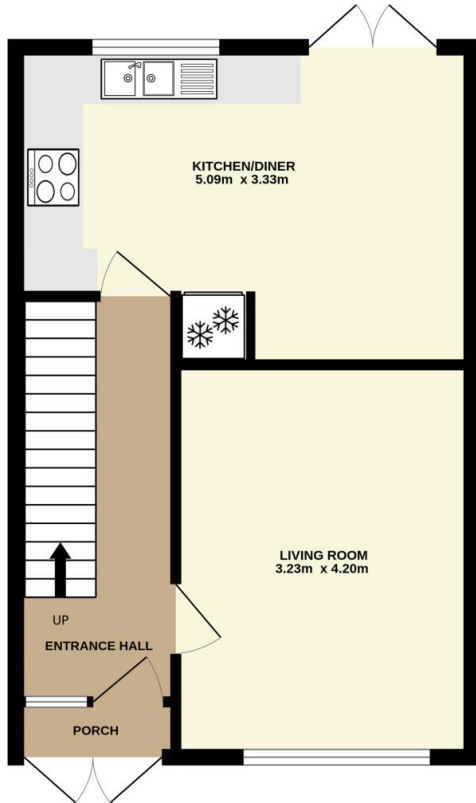




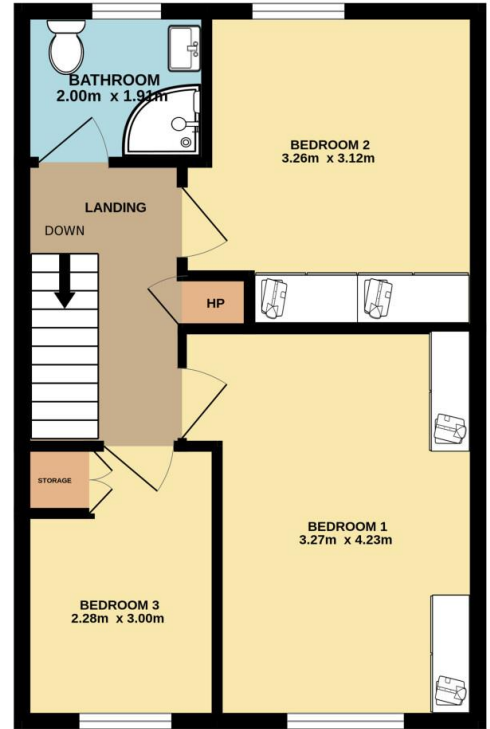
Outside: Off-street parking is provided via the driveway to the front of the property. The rear enclosed low maintenance garden is finished with a concrete slab and a large rear brick built shed.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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