

For Sale

Asking Price: €325,000

Sherry
FitzGerald



57 Benbulbin Road,
Drimnagh, Dublin 12, D12

BER E2

[sherryfitz.ie](https://www.sherryfitz.ie)



Sherry FitzGerald is delighted to present 57 Benbulbin Road to the market. A two-bedroom end of terrace home located within this established and mature residential location in the heart of Dublin 12.

No.57 offers the purchaser the perfect opportunity to place your own stamp on the property and create a family home for life. Not only does this property benefit from already generously proportioned accommodation throughout it also comes to the market with a large rear garden, offering the purchaser an ideal opportunity to extend the existing property (subject to PP).

Beyond the hall door lies the spacious living room to the front, a second reception room leads to the kitchen which overlooks the rear garden a utility room to the side is accessed from the front and through the reception room. Upstairs, there are two generous bedrooms and a bathroom.

This superb location in Dublin 12 boasts a myriad of amenities such as schools, shops, sports and recreation facilities all on its doorstep as well as being just a quick commute to Dublin City Centre. All in all this wonderful property offering huge potential and should appeal to those seeking a home in a location that is both private and convenient.



Accommodation

Entrance Hall Bright and spacious hallway with stairs leading to first floor with understairs storage, and leading to both the family room and living room.

Family Room 3.61m x 2.89m (11'10" x 9'6"): Window to front aspect, laminate floor coverings.

Living Room 4.84m x 3.36m (15'11" x 11'): Sizable living room with window to rear aspect, feature fire place within set electric fire, sliding door to kitchen/diner and laminate floor coverings.

Kitchen/Dining Room 3.28m x 2.89m (10'9" x 9'6"): Window to rear aspect, matching base/wall units, ample work top space within set steel sink, plumbed for washing machine and dish washer, space for gas oven with cooking hobs, space for free standing fridge, laminate floor coverings and door leading to back garden.

Utility Room 1.14m x 5.49m (3'9" x 18'):

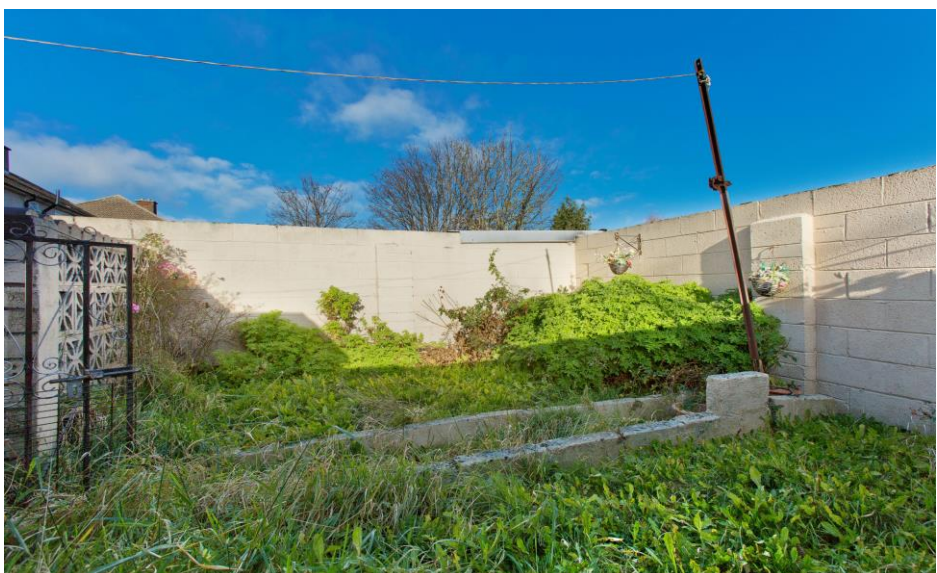
Bedroom 1 3.90m x 3.55m (12'10" x 11'8"): Sizable double bedroom with window to front aspect, built in storage, with laminate floor coverings.

Bedroom 2 2.86m x 2.83m (9'5" x 9'3"): Sizable double bedroom with window to rear aspect, wall mounted radiator, with laminate floor coverings.

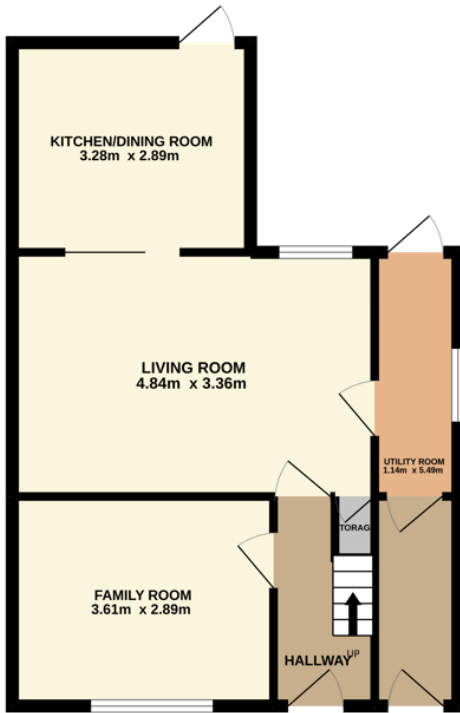
Bathroom 2.11m x 1.88m (6'11" x 6'2"): Window to rear aspect, built in toilet, WC, wash hand basin, deep fill bath with shower above and tiled floor coverings.

Outside To the front of the property there is a sizable private driveway with gated access. The rear is an enclosed garden of good size which is mainly laid to lawn.

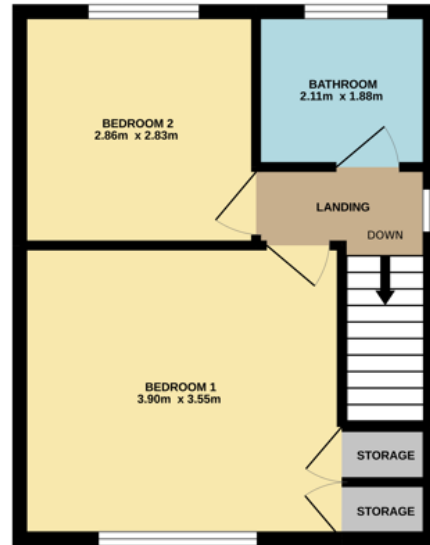
BER BER E2, BER No. 117655589



GROUND FLOOR



1ST FLOOR



NEGOTIATOR
Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

SOLICITOR
Popa & Co. Law Firm
68/69 Phibsboro Road
Phibsboro
Dublin 7

sherryfitz.ie

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.
PSRA Registration No. 002183