

**FOR SALE**  
**BY PRIVATE TREATY**



36 Cherryfield Avenue | Walkinstown | D12 C9V4



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BER: C3 | BER Number: 109916551 | EPI: 210.93  
kWh/m<sup>2</sup>/yr | GIA: c. 115 m<sup>2</sup>

Originally built in the 1950's, this family home is full of character and charm. The current owners have carried out some extremely beneficial alterations over the years, together with the installation of a full range of windows and external doors in 2018. The property also has certified rewiring upgrades carried out to include CAT 6 cabling and both the full front and rear external walls have been internally insulated.

Through the front door is a short hallway with understairs pull out storage drawers and you will immediately notice the original parquet flooring which spans the entire ground floor. The living room is very spacious and features a free standing wood burning stove and a large window looks out onto the front gravelled driveway. The kitchen at the end of the hallway is visible through a glass panel door where a Belfast sink sits under the kitchen window. The open plan kitchen and dining room is an impressive space and is separated by a functional breakfast bar. Both these rooms combined provide for multiple uses to include socialising, eating and prep space. Another new addition to the family home is a laundry room, where the washing machine and dryer are fitted. A new combi gas boiler was also installed in 2018 and is also positioned in this room next to a window that faces onto the rear of the house. Connecting the house to the garden is a sliding patio door where you will step out onto a decking area.

Upstairs are the three bedrooms and the family bathroom; the principal bedroom faces to the front of the house and can

# 1950's home with significant upgrades carried out in 2018





comfortably fit a king size bed to include space for bedside tables. There is also a sizeable wardrobe recessed within the wall with mirror sliding doors. The smallest bedroom has a single bed while the third bedroom doubles up as both a bedroom and an office workstation.

The bathroom is generous in size due to being extended slightly into the second bedroom, this beneficial alteration has barely impacted on the bedroom space. There are two windows in the bathroom and a bath with centred taps. A rainfall shower head is fixed to the wall within the bath area, plus an additional handheld shower. The modern bathroom also has a vanity unit with an inset sink plus a chrome heated towel rail mounted on the wall.

The energy rating is a C3, which is regarded as quite good for a 1950's home, however, the new owner may wish to carry out further upgrades and benefit from the generous SEAI grants that are currently on offer. As previously mentioned, the external walls on both the ground floor and first floor have been insulated internally with 50mm insulation board and the boiler was also upgraded in 2018. Through discussions with the Vendor, it was mentioned that the comfy home retains heat for a long period of time after the heating is switched off. This is of course as a result of the internal insulation, new windows and the efficiency of the boiler which provides instant hot water whenever you need it.

The attic is fully floored and accessible via a pull down folding loft ladder. There is potential to convert the spacious attic, just like some neighbouring properties have done.

The mature west facing rear garden is a true gem for garden enthusiasts with raised planters and a greenhouse, which can be purchased as part of the sale. To the front of the property is a gravelled driveway with parking space for two cars.

There are several bus route options available, and you can reach the city centre in approximately half an hour. Travel to the city will take approximately 20 minutes and the M50 can be reached in 10 minutes by car which of course will depend on travelling times.

## FEATURES

- All new UPVC windows and external doors installed in 2018.
- RECI Certified rewiring upgrades plus CAT 6 cabling.
- All external walls insulated internally.
- Boiler upgraded in 2018 to a combi boiler.
- Bespoke kitchen with breakfast bar.
- Parquet flooring throughout ground floor.
- Feature wood burning stove.
- Floored attic accessible via folding loft ladder.
- West facing rear garden.
- Bathroom with two windows.
- Working security alarm.

## ACCOMMODATION

**Entrance Hallway** 1.8m x 4.8m: Parquet floor, radiator, recessed LED lighting, carpeted stairs, under stairs pull out storage drawers.

**Living room** 4m x 4.2m: Parquet floor, UPVC double glazed windows, stove with sleeper mantle, recessed LED lighting, three double sockets.

**Kitchen area** 3.16m x 3.12m: Recessed LED lighting, parquet floor, Belfast sink, five gas ring hob, extractor fan, radiator, wooden shelving, pale green painted kitchen units, solid wood countertop, two undercounter fridges,

**Dining / Lounge area** 2.9m x 4.7m: Recessed LED lighting, parquet floor, built in desk area with shelving, radiator, glass panel sliding and window.

**Utility** 1.45m x 2m: Window facing onto rear garden, plumbed for washing machine, dryer, freezer, shelf, Ariston combi boiler, centre light.

**Bathroom** 1.9m x 2.7m: Cork floor tiles, bath and sink area tiled, sink with storage cupboard, bath, two top opening windows facing onto rear garden, wide rainfall overhead shower and handheld shower, chrome towel radiator.

**Bedroom one** 4m x 3.3m: Principal bedroom, two windows facing to front, both roman and roller blackout blinds, recessed LED lighting, three double sockets, built in sliding wardrobes, carpeted.

**Bedroom two** 3.3m x 3.35m: Recessed LED lighting, cream carpet, curtain and poles, shelving, radiator, two double plugs, window to rear garden.

**Bedroom three** 2.7m x 2.7m: Recessed LED lighting, built in wardrobe, radiator, green carpet, curtain pole & curtains.

**Airing cupboard** 0.75m x 0.75m: Shelving and double plug socket

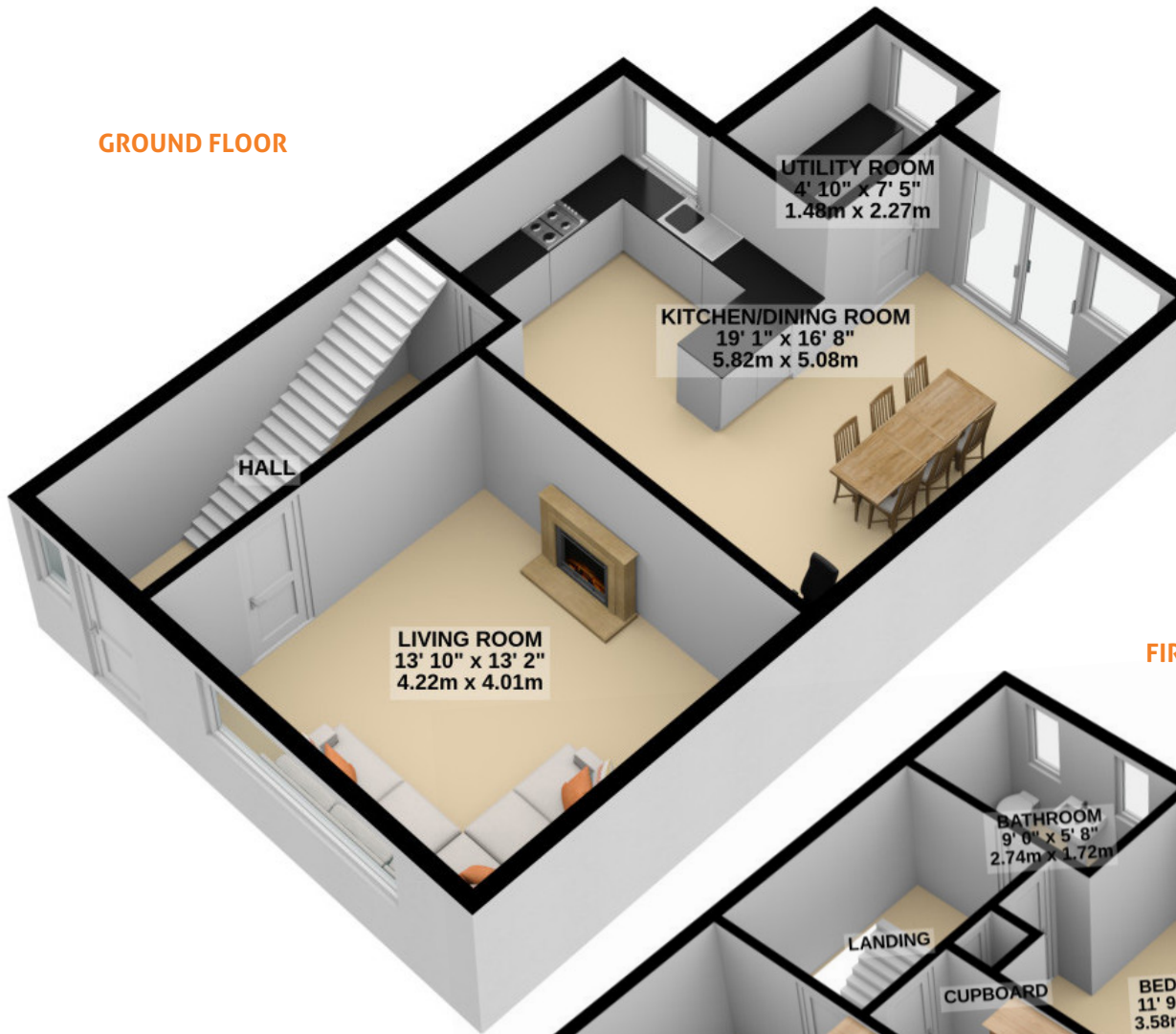
**Attic** 6m x 6m plus 2.8m at highest point: Insulated and floored with plywood.

To note, not all appliances will be included in the Sale.



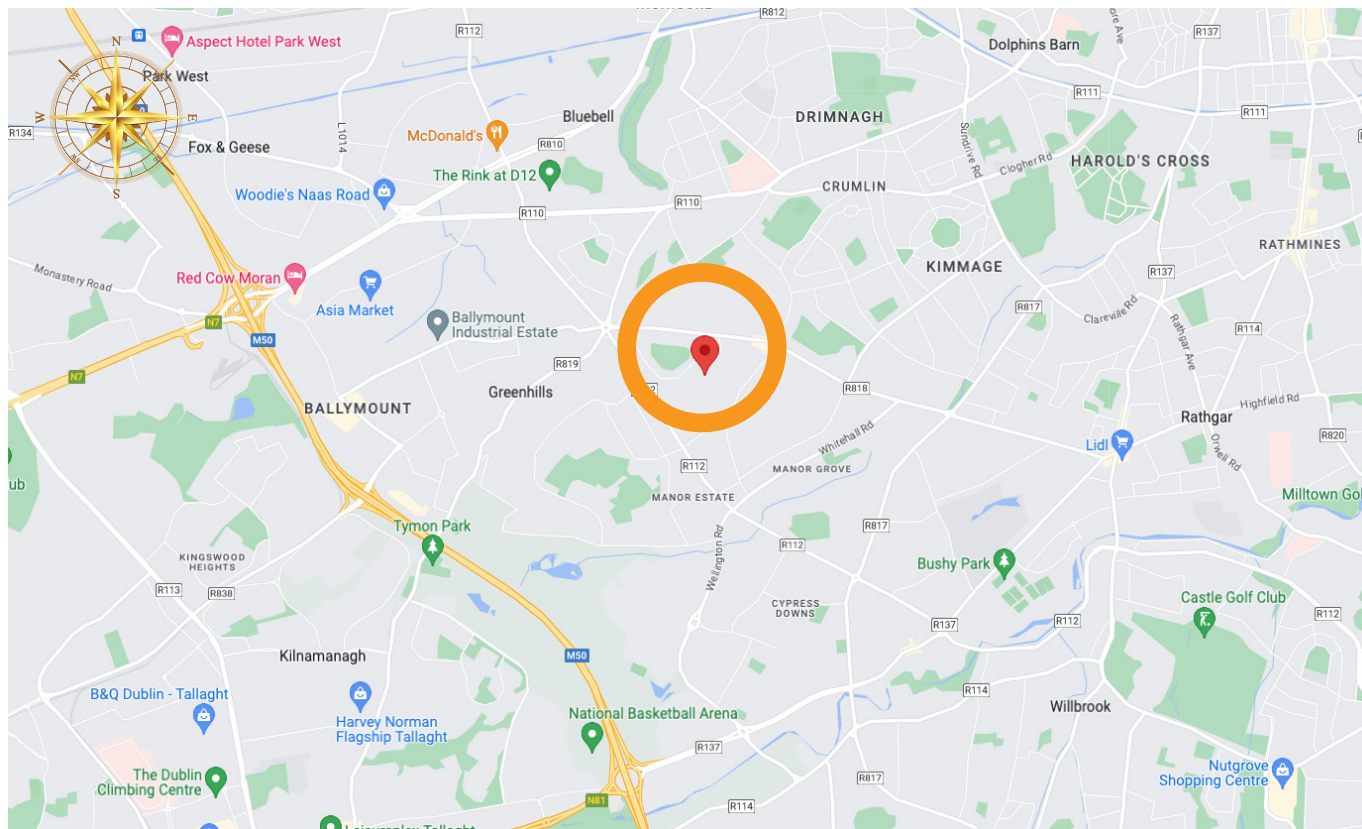


## GROUND FLOOR



## FIRST FLOOR





**PAUL  
TOBIN**

PSRA Licence Number: 003786 – 006878



Junction 6  
River Road  
Castleknock  
Dublin 15  
D15 EA43

Clifton House  
Fitzwilliam Street Lower  
Dublin 2  
D02 XT91

Offers must be submitted by email to  
[paul@paultobin.ie](mailto:paul@paultobin.ie) or to discuss next steps call  
Paul directly on 0868271556



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