

For Sale

Asking Price: €375,000

Sherry
FitzGerald



48 Carrow Road,
Drimnagh,
Dublin 12,
D12 VP71

BER D2

sherryfitz.ie



Sherry FitzGerald is delighted to present to the market 48 Carrow Road, a sizeable two-bedroom mid-terrace property located in a quiet and mature residential area of Drimnagh. Carrow Road has an idyllic location close to and accessible to a whole host of local amenities.

On entering the property, we come to an entrance hall with stairs to first floor landing which leads into the open plan kitchen/dining room. The kitchen/dining room itself is fitted with a chefs style kitchen with ample worktop space, matching wall units, built in electric oven, gas hob, inset sink with mixer tap, space for free standing fridge/freezer, double doors to the garden and tiled floor coverings.

The sitting room is of good size with window to front aspect, feature fireplace and original hardwood flooring.

On the first floor we have two sizeable double bedrooms and a family bathroom.

The main bedroom is to the front of the property with a window to front aspect, feature fireplace and newly fitted timber flooring. The second bedroom mirrors the spaciousness of the front room with window to rear aspect and original timber flooring.

Family bathroom is fitted with a large shower with sliding glass door, WC, wash hand basin, timber wall paneling and original timber flooring. This completes the living accommodation throughout this beautiful home.



Accommodation

Entrance Hall 1.80m x 2.87m (5'11" x 9'5"): Opening from the front door with stairs to first floor landing, understairs storage with plumbing for washing machine, leading to the open plan kitchen/dining room.

Kitchen/Dining Room 4.83m x 3.34m (15'10" x 10'11"): Fitted with a matching chefs style kitchen with ample worktop space, matching wall units, built in electric oven, gas hob, inset sink with mixer tap, space for free standing fridge/freezer, double doors to the garden and tiled floor coverings.

Sitting Room 3.02m x 2.69m (9'11" x 8'10"): Window to front aspect, with feature fireplace and original timber flooring.

Landing 1.80m x 2.78m (5'11" x 9'11"): Opening to both double bedrooms and the family bathroom.

Bedroom 1 3.98m x 3.36m (13'1" x 11'): Generously sized double bedroom with a front-facing window, feature fireplace and original timber flooring.

Bedroom 2 3.32m x 2.80m (10'11" x 9'2"): Generously sized double bedroom with a rear-facing window and original timber flooring.

Family Bathroom 1.49m x 1.93m (4'11" x 6'4"): Opaque window to the rear, corner shower unit with glass shower screen, WC, wash hand basin and newly fitted timber flooring.

Outside The property benefits from ample off-street parking provided by the large driveway to the front of the home with steps up to the front door. Leading from the rear of the home is a generous patio area with steps down to the garden area, external power sockets, built in BBQ and external water tap. The garden area itself is mainly laid to lawn with a large timber built workshop/home office to the rear. The workshop itself has been fitted with power and insulation.





Outside:

To the rear of the property there is a raised patio area with steps down to the garden and finished with external power sockets, built in BBQ and water tap. This is a great space for entertaining with family and friends. The south facing rear garden which is mainly laid to lawn with steps leading to a large workshop/office which is fully insulated.

Special Features & Services

- Two Double Bedrooms
- Off- Street Parking
- Open Plan Kitchen/Dining Room
- South Facing Garden
- Home Office/Workshop

BER BER D2, BER No. 104335518



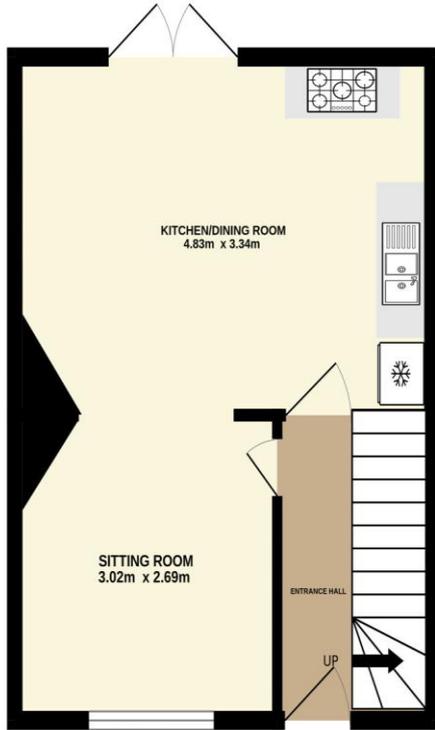
Location:

Conveniently located, this property enjoys a host of excellent amenities including shopping, recreational, sporting and educational, all on your doorstep. Excellent transport including several bus routes, the Luas Red Line and the Grand Canal cycle way which all give easy access to the City Centre.

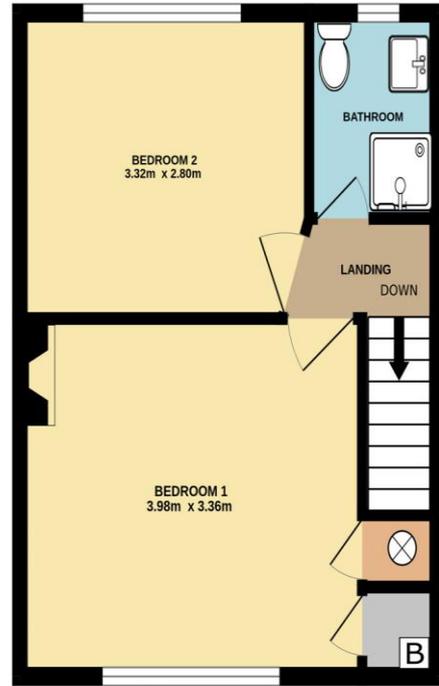
All in all this wonderful property should appeal to those seeking a comfortable home in a location that is private, quiet and very convenient.



GROUND FLOOR



1ST FLOOR



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