

# For Sale

Asking Price: €375,000

Sherry  
FitzGerald



29 Cashel Avenue,  
Crumlin,  
Dublin 12,  
D12 K6N2

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom mid-terrace family home on Cashel Avenue. No.29 has been lovingly maintained over the years with well-proportioned living accommodation.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing and opening to the main living room. The living room is of good size with a large front facing window, feature fireplace with inset electric fire, decorative coving, laminate flooring and double doors leading to the kitchen/dining room.

The extended open plan kitchen/dining room is of good size and is fitted with matching base & wall units, ample work top space, tiled splashback, space for free standing oven with gas hob, extractor above, plumbing for dishwasher, double doors to the rear garden, polished tiled flooring and an inner hallway leading to the bathroom.

The family bathroom is fitted with an Opaque window to the rear aspect, WC, wash hand basin with mixer- tap, walk-in shower with Mira power shower and tiled floor to ceiling.

Moving to the first floor, you'll find three good-sized bedrooms and loft access via an attic stair's.

Bedroom One is a sizeable double bedroom with window to the front, built-wardrobes, decorative coving and carpeted floor coverings. Bedroom Two is a sizeable double bedroom with window to the rear aspect overlooking the rear garden, decorative coving and laminate flooring. Bedroom Three is a large single bedroom with window to the rear aspect, decorative coving and laminate flooring.

This completes the living accommodation throughout this great home.



## Accommodation

**Entrance Hall** 1.19m x 1.07m (3'11" x 3'6"): Leading from the front door with stairs to the first-floor landing and opening to the living room.

**Living Room** 3.90m x 4.34m (12'10" x 14'3"): Front facing window, feature fireplace with inset electric fire, decorative coving, laminate flooring, access to the understairs storage and double doors to the open plan kitchen/dining room.

**Open Plan Kitchen/Dining Room** 4.79m x 2.52m (15'9" x 8'3"): Fitted with matching base & wall units, ample work top space, tiled splashback, space for free standing oven with gas hob, extractor above, plumbing for dishwasher, double doors to the rear garden, polished tiled flooring and an inner hallway leading to the bathroom.

**Family Bathroom** 2.50m x 2.50m (8'2" x 8'2"): Opaque window to the rear aspect, WC, wash hand basin with mixer tap, walk in shower with Mira power shower and tiled floor to ceiling.

**Bedroom 1** 3.60m x 3.39m (11'10" x 11'1"): Sizeable double bedroom with window to the front aspect, decorative coving, built-in wardrobes and carpeted floor coverings.

**Bedroom 2** 2.63m x 3.50m (8'8" x 11'6"): Good sized double bedroom with window to the rear aspect, decorative coving, and laminate flooring.

**Bedroom 3** 2.19m x 2.60m (7'2" x 8'6"): Large single bedroom with window to the rear aspect, decorative coving and laminate flooring.







### Outside:

Off-street parking provided by the large driveway to the front of the home. The delightful rear garden is extremely private, with a sizeable patio area which leads from the rear of the home and has been finished with a large, concreted area and large paving slabs. The rear of the garden is mainly laid to lawn and a timber storage shed.

### Special Features & Services

- Extended Living
- Open plan Kitchen/dining Room
- Three Sizeable Bedrooms
- Large Rear Garden
- Off-Street Parking



**Location:**

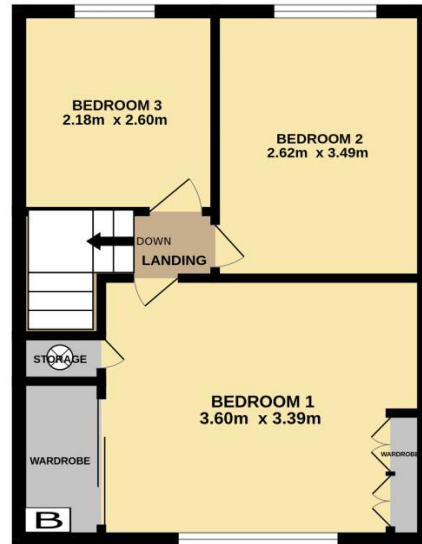
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only  
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**MORTGAGE ADVICE**

**SOLICITOR**

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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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