

For Sale

Asking Price: €475,000

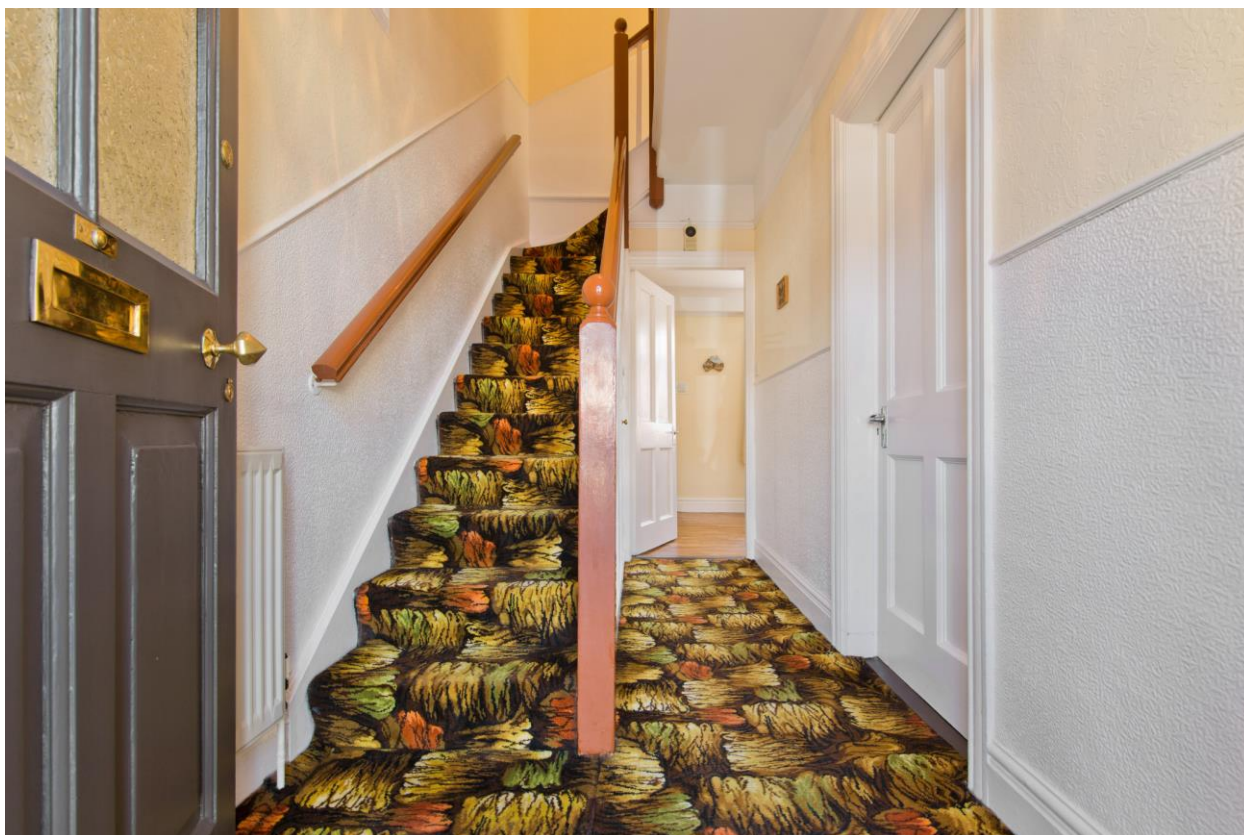
Sherry
FitzGerald



98 Raphoe
Road, Crumlin,
Dublin 12, D12
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sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a three-bedroom end-terrace family home on Raphoe Road with a south facing garden. No. 98 been lovingly maintained over the years with well-proportioned accommodation throughout the home. This is further enhanced by a front and rear garden with gated side access.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to both the main living room and dining room. The spacious living room has a front facing window, feature fireplace and laminate floor coverings. The spacious dining room has a rear facing window overlooking the garden, feature fireplace and opens to the galley kitchen.

The kitchen is fitted with base and wall units with ample worktop space, tiled splash back, space for free standing electric oven with hob, inset stainless steel sink with mixer tap and rear door to garden.

Moving to the first floor, you'll find three spacious bedrooms and a well-appointed family bathroom.

Bedroom 1 is a generously sized double bedroom with offering a rear-facing window overlooking the garden and laminate floor coverings. Bedroom 2 mirrors this spaciousness of bedroom one, offering a front facing window, built in wardrobes and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window and laminate floor coverings. The family bathroom is complete with an opaque rear-facing window with corner shower unit, power shower, a WC, a wash hand basin with mixer tap and tiled floor to ceiling. This completes the living accommodation thought this well maintained family home.



Accommodation

Porch 1.69m x 0.74m (5'7" x 2'5"): Double doors opening to the inner porch with tiled floor coverings.

Hallway 5.09m x 3.60m (16'8" x 11'10"): Opening from the front door with stairs to first floor landing, understairs storage, original picture rails and carpeted floor coverings.

Living Room 3.04 x 3.34m (3.04 x 10'11"): Window to front aspect with feature fireplace and laminate floor coverings.

Dining Room 5.09m x 3.60m (16'8" x 11'10"): Window to rear aspect overlooking the rear garden, feature fireplace, hot press with newly fitted gas boiler and opening to the galley kitchen.

Kitchen 1.90m x 2.00m (6'3" x 6'7"): Fitted with matching base/wall units, ample worktop space, stainless steel sink with mixer tap, tiled floor coverings and rear door to garden.

Bedroom 1 3.00m x 3.60m (9'10" x 11'10"): Generously sized double bedroom with offering a rear-facing window overlooking the garden with carpeted floor coverings.

Bedroom 2 3.00m x 3.34m (9'10" x 10'11"): Generously sized double bedroom with front facing window and laminate floor coverings.

Bedroom 3 1.98m x 2.38m (6'6" x 7'10"): Sizeable single bedroom with a front-facing window and laminate floor coverings.

Bathroom 1.98m x 2.00m (6'6" x 6'7"): Opaque rear-facing window with corner shower unit, power shower, a WC, a wash hand basin with mixer tap and tiled floor to ceiling.

Outside To the front of the property there is a secure and gated low maintenance garden with path leading to the front door, which subject to planning could be incorporated into off-street parking for two cars, The delightful south-facing rear garden is extremely private and is finished with large patio slabs, side access and a rear garden shed.

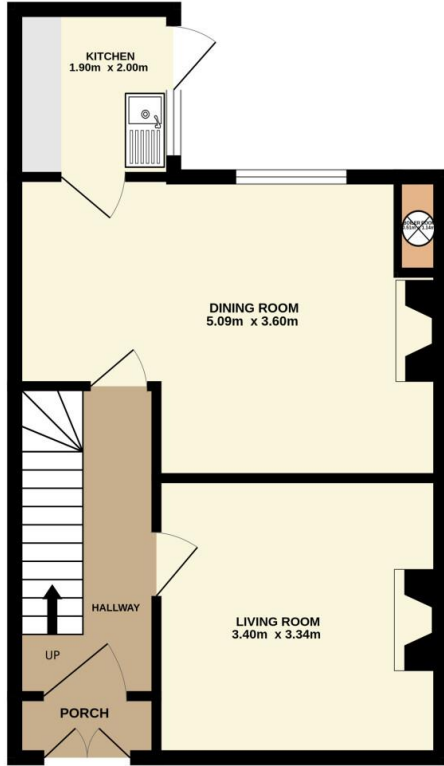




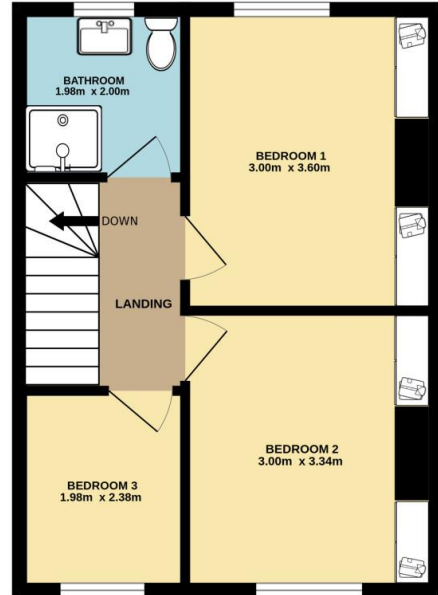
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GROUND FLOOR



1ST FLOOR



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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.
PSRA Registration No. 002183