



For Sale
by Private Treaty

20 Shelton Drive, Kimmage, Dublin 12,
D12 T381



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Allen & Jacobs is delighted to present this wonderful, semi-detached bungalow which is presented in excellent condition with bright well-proportioned accommodation spanning c.94sqm/1,012sqft. There is the added advantage of a garage to the side and a large attic, both ideal for conversion to add extra living space while no. 20 also boasts a large (12.5m long) and private rear garden with a south westerly aspect along with ample off street parking to the front.

Location really couldn't be better with a host of amenities on your doorstep including Ashleaf Shopping Centre, the KCR, Terenure Village, St Mary's and Terenure Rugby Clubs, Bushy Park, and the Carlisle Gym. Terenure, Rathgar, Templeogue, Rathmines and the City Centre are all within easy reach. A selection of South Dublin's best primary and secondary schools are close by including St Pius X, Our Lady's School, St Joseph's NS, Terenure College and St Mary's College. The property is well serviced by bus routes such as the 9, 15a, 18, 83, 150 towards the City Centre and 17 towards Dundrum. The M-50 motorway is a short drive away and provides easy access to all major routes and Dublin airport.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, 3 bedrooms, bathroom.

At a Glance

- ◆ Semi-detached family home
- ◆ Well proportioned & presented in excellent condition c.94sqm/1,012sqft
- ◆ Additional versatile space with garage & large attic
- ◆ Potential to extend to rear (subject to PP)
- ◆ Landscaped, south westerly orientated and private rear garden c.12.5m
- ◆ Ample off-street parking
- ◆ Attic insulation
- ◆ Double glazed windows
- ◆ Off street parking
- ◆ GFCH
- ◆ Mature location
- ◆ Close to all amenities
- ◆ Walking distance to a number of bus routes
- ◆ Close to M50



Accommodation

- ◆ Entrance hall: 10.01m x 1.9m (max.)
- ◆ Living room: 4.26m x 3.3m
- ◆ Dining room: 4.24m x 3.3m
- ◆ Kitchen: 2.4m x 1.66m
- ◆ Bedroom 1: 3.85m x 3.57m
- ◆ Bedroom 2: 3.45m x 2.92m
- ◆ Bedroom 3: 3.18m x 2.4m
- ◆ Bathroom: 2.4m x 1.7m

Garage

- ◆ 3.85m x 2.35m

Outside

To the front is a large garden with ample off-street parking. The rear garden is very private with a south westerly aspect and measures approximately 12.5m in length.



Negotiator

Andrew Allen
MIPAV MMCEPI

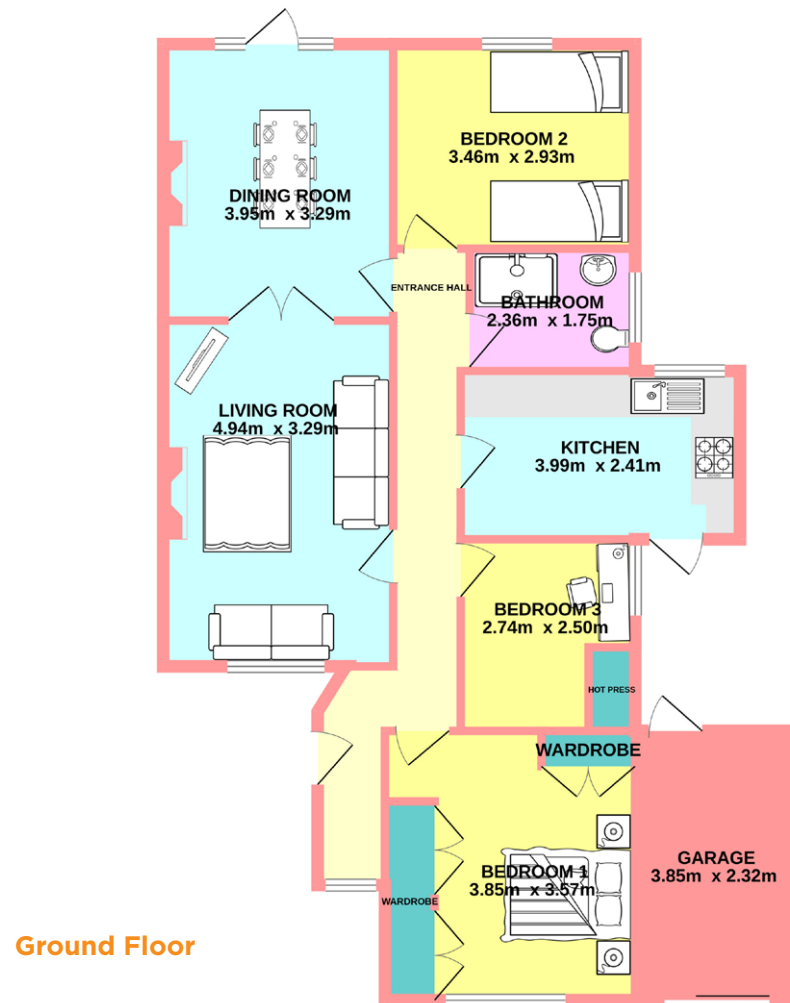
Viewings

Strictly by prior appointment
only with sole agents

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Ground Floor



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