



16 Abbey Park, Killester, Dublin 5

c. 1,163 sq. ft

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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16 Abbey Park, Killester, Dublin 5

DNG are delighted to represent the sale of 16 Abbey Park, Killester, a stunning extended three bedroom mid terraced family home with a very private c. 60 ft. long rear garden. The property has undergone extensive refurbishment in recent years and boasts an array of quality fixtures and fittings throughout including a high gloss cream kitchen with speckled granite worktops, a modern fully tiled bathroom and stylish column radiators. The rear kitchen/dining room extension is flooded with natural light and is both bright and airy with a high vaulted ceiling. To the rear is a vehicular laneway providing access to the spacious 6 m x 3.1 m garage.

The accommodation extends to a total floor area of c. 1,163 sq. ft. and comprises entrance hallway, living room to the front, mid lounge area, extended kitchen/dining room, spacious utility room and downstairs wc on ground floor level. Upstairs, first floor accommodates 3 bedrooms and a large family bathroom.

Abbey Park is situated just off Killester Avenue, within a leisurely stroll of Killester Village and the DART Station. Located c. 5 km northeast of the city centre with excellent transport links on the doorstep, this property is sure to appeal to first time buyers and downsizers alike. Viewing comes highly recommended.

Accommodation

Entrance Hall - 1.63m x 4.45m

Laminate wood flooring, under stairs storage, recessed lighting.

Downstairs WC -

Laminate wood flooring, wc, wash hand basin.

Living Room - 3.56m x 3.33m

Solid maple wood flooring, picture rails, coving, ceiling rose, bay windows, gas inset.

Lounge - 3.17m x 3.56m

Carpeted.

Utility/Storage Room - 2.47m x 2.74m

Laminate wood flooring, floor to ceiling built in units, plumbed washing machine, dryer, storage, recessed lighting.

Kitchen/Dining Room - 3.53m x 5.54m

Solid oak flooring, fully fitted cream high gloss kitchen with speckled granite worktops, vaulted ceiling, velux skylights, recessed lighting, french doors to rear garden.

Landing - 2.23m x 2.33m

Carpeted.

Bedroom 1 - 3.14m x 3.51m

Carpeted, recessed lighting.

Bedroom 2 - 3.21m x 3.35m

Carpeted, built in wardrobes.

Bedroom 3 - 2.0m x 2.62m

Carpeted.

Bathroom - 2.28m x 2.44m

Fully tiled, corner shower, wc, wash hand basin, bath.

Garden -

Very private and mature c.60 ft. long rear garden with wooden shed and rear garage accessed via a shared laneway. Fully landscaped with red robin laurel, colourful flowers and shrubs and a decked area. To the front is a walled in lawned garden.

Garage: Block built garage 6 m x 3.1 m with rear vehicular access via a gated shared laneway.

BER:C2

BER No. 111155750

Energy Performance Indicator: 186.63. kWh/m²/yr

Features

- Double glazed windows.
- Gas fired central heating.
- Full planning permission for a front driveway.
- Fully wired burglar alarm with mobile phone interface.
- Stunning rear extension with vaulted ceiling and skylights.
- Quality fit-out throughout with no expense spared.
- Quiet mature neighbourhood of family homes.
- Shared rear vehicular laneway, garage to the rear.
- Centrally located close to Killester DART Station.

View By Appointment

Asking Price: €435,000

