



BER D1



122 Abbeyfield, Killester, Dublin 5

141 sq.m

DNG Fairview
2 Malahide Road, Fairview, Dublin 3
T: 01 8331802 | E: fairview@dng.ie

Negotiator:
Wayne O'Brien
PSL 002049



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

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122 Abbeyfield, Killester, Dublin 5

DNG are privileged to represent the sale of 122 Abbeyfield, Killester, a stunning 3 bedroom plus attic room semi-detached bungalow located in the leafy Killester Village. This spacious home is flooded by natural light and boasts a large rear extension with two sets of french doors opening out to the rear garden. Off the hallway are stairs to a clever attic conversion with built in storage and an en suite shower room. The jewel in the crown is the 120 ft. long westerly facing rear garden with a sun drenched curved patio area, colourful flower beds, large lawned area and mature trees and shrubbery.

The accommodation extends to a total floor area of 1,518 sq. ft. approx. (incl. attic room) and comprises a T-shaped hallway, living room interconnecting with the rear lounge, kitchen/dining room, 3 bedrooms, a bathroom and a converted attic room with en suite off.

122 Abbeyfield is tucked away off the main Abbeyfield to Artane Road within a short stroll of all local amenities in both Killester village and Artane including, shops, boutique restaurants and cafes, schools, churches and leisure facilities. Killester DART station is a 5 minute walk away from the property giving direct access to the City Centre (5 km away).

Accommodation

Entrance Hallway - 8.8m x 1.14m
Solid oak wood flooring, recessed lighting.

Living Room - 3.67m x 4.6m
Solid oak wood flooring, feature solid fuel stove.

Dining Area - 3.59m x 3.59m
Solid oak wood flooring, french doors to rear.

Kitchen/Breakfast Room - 3.54m x 3.48m
Tiled floor, fully integrated cream kitchen with speckled granite worktops and upstands.

Bedroom 1 - 4.64m x 3.0m
Solid oak wood flooring, built in wardrobes and walk in wardrobes, recessed lighting, french doors to rear garden.

Bedroom 2 - 3.4m x 3.06m
Solid oak wood flooring, built in sliderobes.

Bedroom 3 - 3.07m x 2.4m
Solid oak wood flooring.

Bathroom - 4.22m x 1.86m
Tiled floor and splashback, wc, whb, bath, corner shower.

Attic Room - 4.7m x 5.76m
Laminate wood flooring, built in sliderobes.

En Suite -
Tiled floor, wc, whb, shower.

Gardens -
Generous stoned front garden with parking for 2 cars. To the rear is an amazing approx. 120 ft. long west facing garden with large lawned area, mature trees and shrubbery and a cobble lock sun-drenched patio off the kitchen and dining areas.

BER: D1
BER No. 111687885
Energy Performance Indicator: 236.81 kWh/m²/yr

Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Off street parking for 3 cars.
- Amazing 120 ft. long west facing rear garden.
- Extended to the rear and into the large attic space.
- Modern interior design with no expense spared.
- Quiet, mature neighbourhood of family homes.

View By Appointment

Asking Price: €650,000

