

FOR SALE BY PRIVATE TREATY

27 PINWOOD

BALLYBRACK CO. DUBLIN A96 Y0E1

Asking Price

€450,000



**Tom
O'Higgins**
ESTATE AGENT

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3 Bed – 2 Rec 88sqm / 947 sqft

ASKING PRICE €450,000

A three-bed end of terrace home, tastefully upgraded and extended and within walking distance of a host of amenities including local shopping, cafes, excellent transport links and open green spaces with a plethora of sports and leisure facilities.

Approached by a large, sunny, front garden mostly laid out in lawn, with a raised timber decking, number 27 Pinewood is instantly appealing with its modern, dark framed windows and front door. Additionally, there is a low maintenance garden to the rear with sandstone patio, a lean-to storage shed and gated pedestrian access. Internally the property is presented in good order and has been upgraded and modernised by the current owners over the years to provide a comfortable home suited to modern day living.

The accommodation extends to 88sqm / 947sqft briefly comprises a reception hall and living room to the front and an open plan kitchen / family room to the rear with a separate utility room off. Upstairs there are 3 bedrooms and the main bathroom.

The location ideal, surrounded by open greens and a couple of minutes stroll from Killbogget Park which is home to a variety of sports clubs and includes a newly installed all weather running track. There is easy access to the M50 at Cherrywood and the N11 as well as a number of bus routes (including the 7, 45 and 11) making connecting with the Luas, Dun Laoghaire and Dublin city centre seamless. Pinewood is also a stone's throw from Ballybrack shopping centre and within walking distance to Killiney shopping centre, Ballybrack Village and Cabinteely Village with an array of shops, cafes and restaurants to suit all needs.

FEATURES

- Modernised and extended end of terrace
- Front and rear entrances
- Stylish fitted kitchen
- Recessed lighting
- Double glazed windows throughout
- Gas fired central heating
- Sunny aspect
- Excellent transport links

BER

C1 No: 108146994 164.3kWh/m²/yr



ACCOMMODATION

Reception Hall

With understairs storage.

Living Room

A bright room to the front with fitted storage cupboards.

Kitchen / Family room

A modern fitted kitchen with stone countertops and tiled splashback. Open to the family room overlooking the rear garden.

Utility/W.c.

Tiled floor, w.c., w.h.b. Plumbed for washing machine.

Landing

With stairs access to attic. Part floored for storage.

Bedroom (1)

Double room to the rear with fitted wardrobes.

Bedroom (2)

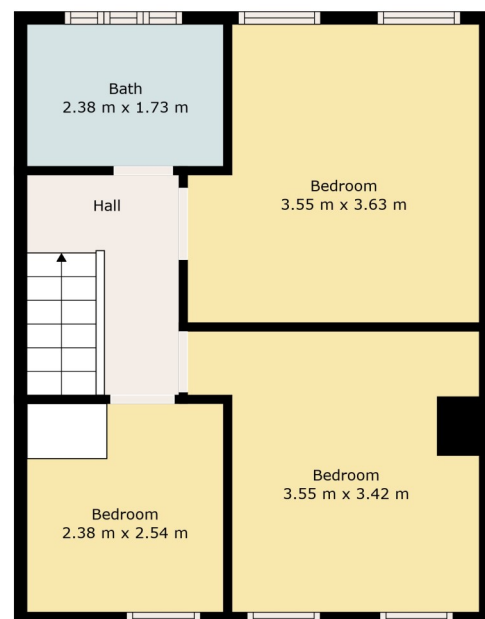
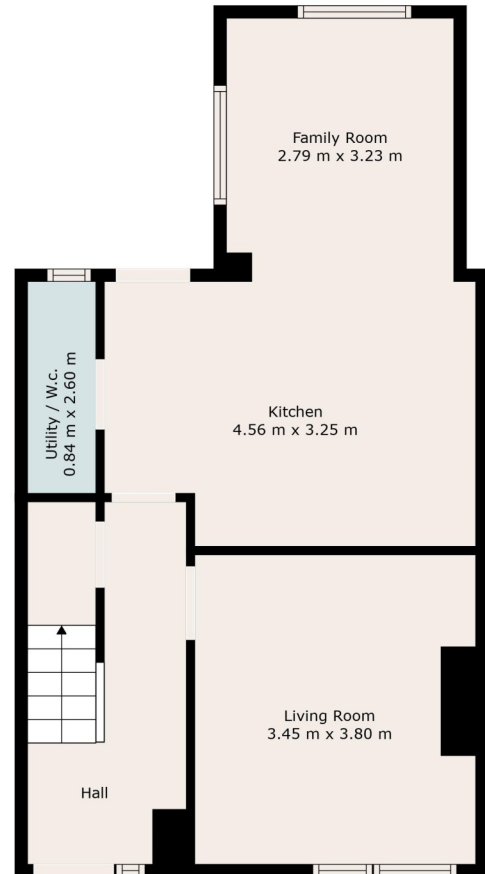
Double room to the front with built in wardrobe.

Bathroom

Fully tiled bathroom with electric shower with rainfall head, w.h.b. and w.c.

Bedroom (3)

Single room to the front.





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Negotiator

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