



110 Cromlech Fields, Ballybrack, Co. Dublin A96 E6W0 **BER C3**

Morrison
ESTATE AGENTS



For Sale by Private Treaty

This property comes to the market in very good condition, having been well maintained and upgraded by the current owners. The property is bright and modern throughout and is in a prime location within the Cromlech Fields development which is close to Shankill, Ballybrack and Killiney, making this property the perfect home ready to move in to.

Presented in walk in condition throughout and tastefully decorated with modern neutral colour schemes, the accommodation on ground floor includes entrance hall, living room to front to front aspect, modern kitchen with all built in appliances, dining area and guest wc. Upstairs there are 3 bedrooms and main bathroom.

Outside there is a well maintained rear garden with 2 x storage sheds and to the front there is a paved driveway with offstreet parking for 2 cars. Features include gas central heating, and wooden floors throughout hallway and living room, tiled kitchen, and wooden floors in bedrooms. The bathroom has been recently upgraded and fully tiled throughout.

Superbly located in a private family style development of 3 and 4 bedroom houses in mature & very well settled estate of Cromlech Fields with a host of quality amenities in close proximity. Coastal area of Shankill with DART & Aircoach is a mere short drive way as is Dalkey Town with its historic & literary history. Selection of shops & services are available in Ballybrack Village. Excellent transport links nearby including DART at Killiney, the QBC Bus corridor is also nearby as well as the N11, M50 and M11 and the LUAS at Cherrywood.

Features Include

- Bright spacious accommodation c.82 Sq.M (882 Sq.Ft)
- Walk in condition – well presented interior
- Modern kitchen with open plan dining room overlooking rear garden
- Wooden floors throughout
- Gas central heating and digital burglar alarm system
- Garden lock up shed and paved terrace area
- Luas is just a 10 minute walk away
- Very nice family area



Accommodation

Reception Hallway: 5.2m x 1.82m with wooden floors, main staircase and doors to living room and kitchen

Living Room: 4.5m x 4.12m bright living room to front aspect with wooden floors and feature fireplace

Kitchen / Dining Room: 5.96m x 3m with oak fitted kitchen and island return on worktop and built in appliances, sliding patio doors overlooking rear garden.

UPSTAIRS THERE ARE THREE BEDROOMS:

Bedroom 1: 4m x 3.95m double bedroom to front aspect with wooden floors and built in wardrobes, window to front aspect

Bedroom 2: 3.6m x 3.1m double bedroom to rear aspect with wooden floors and window overlooking garden area

Bedroom 3: 4m x 2.7m single bedroom overlooking front aspect, wooden floors

Bathroom: 2.5m x 1.7m recently tiled throughout and upgraded to white bathroom suite, including bath with shower over, whb and wc.

Hotpress: with water tank and storage shelves

Outside: Large rear garden with block built storage shed and additional wooden barna storage shed, paved area at rear patio, gate at rear garden to side passage for access to bin area. To the front there is an attractive driveway with pillars.

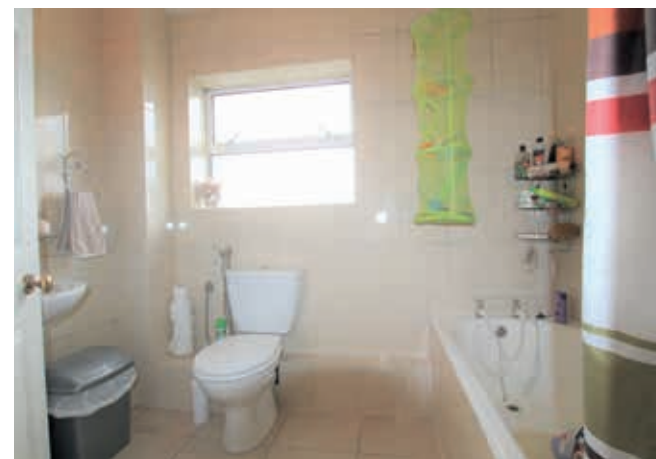
BER DETAILS

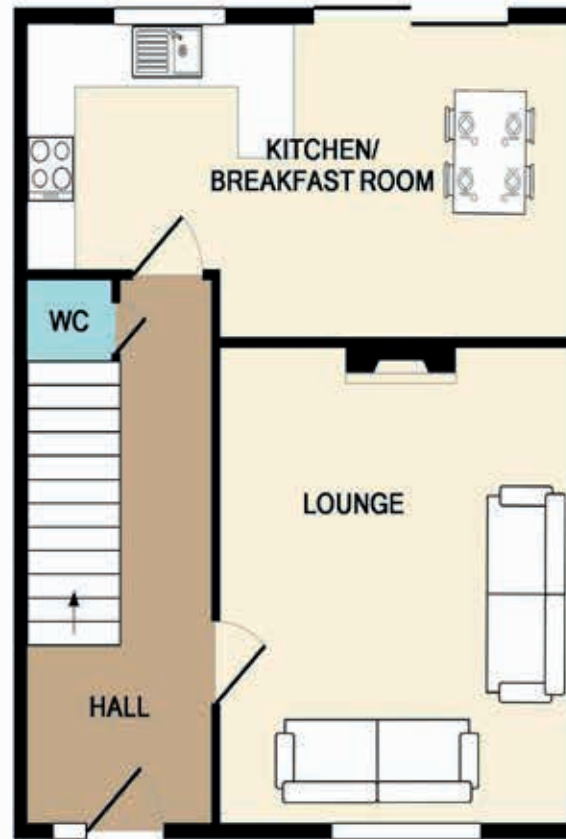
BER: C3 | BER Number: 109864355 | Energy Performance Indicator: 223.72

Viewing: By prior appointment

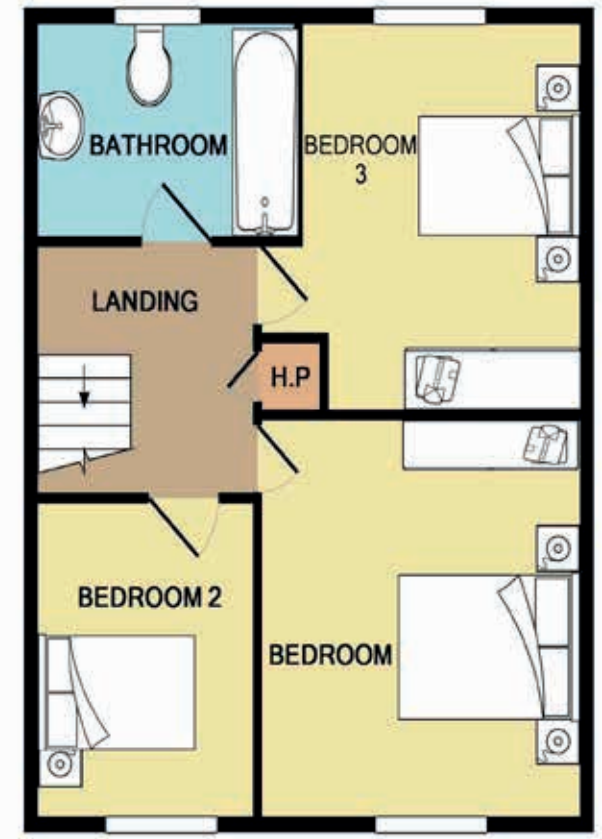
Contact: Sales Department Ph: 01 293 7100

Email: sandyford@morrisonestates.ie





GROUND FLOOR



1ST FLOOR

These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction. PSRA License No. 002958



Morrison
ESTATE AGENTS

Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 **T:** 01 293 7100
City | 77 Sir John Rogersons Quay | Dublin 2 **T:** 01 649 9012
Email: info@morrisonstates.ie **Web:** www.morrisonstates.ie

**Thinking of Selling? Please contact us
for a complimentary sales appraisal**