

SMART RESIDENTIAL



**16 Dublin Street,
Baldoyle, Dublin 13**
FOR SALE
Asking price €490,000

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PSRA Licence No: 003506

SMART Property are delighted to present No.16 Dublin Street, Baldoyle, Dublin 13 a spacious three-bedroom two storey semi-detached house that combines both a spacious and functional living within a stones throw to the Dublin coast..

On entering the property viewers are greeted by a bright and well-proportioned accommodation, laid out over two stories and extending to approximately 91sqm, nestled away in the heart of the ever-growing north city suburban area of Baldoyle.

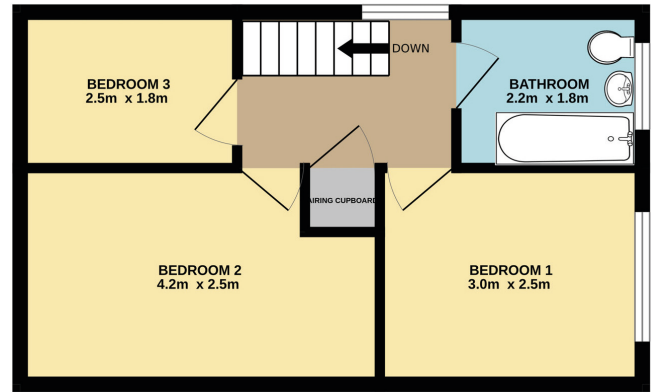
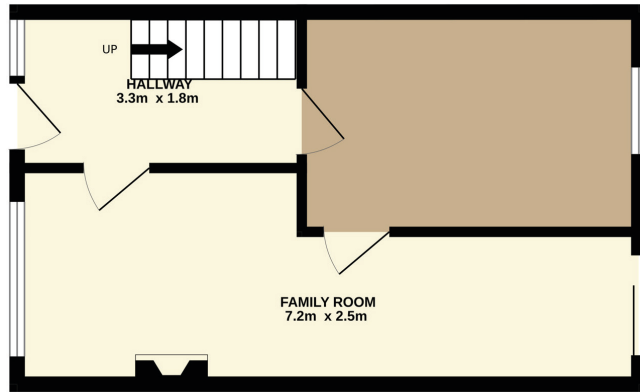
Beginning at the ground level, viewers enter the property through an entrance hallway, decorated in a simple yet modern colour scheme, featuring beautiful wooden grey laminate flooring and newly installed grey carpeting on the stairs. To the right of the hallway viewers enter the spacious open plan living area that has an open gas fire, dual aspect through large front window and large sliding doors, accessing the private rear garden, that allows a plethora of natural light into the living space. The large living area that combines both dining and leisure, has been thoughtfully designed to create a homely and cosy environment.



To the rear of the house the kitchen area boasts superior quality wooden fitted cream cabinets, and from its dark mahogany style countertop finish to the exposed wooden beams, the area ensures both durability and a classic style throughout.

Taking the staircase to the first floor, the accommodation consists of three generously sized bedrooms each designed for comfort and tranquillity. The main bathroom offers a shower and jacuzzi bath suite finished in modern Italian mosaic from floor to ceiling.

The property boasts a large tranquil, private garden with a side entrance access from the front of the property. The mature but well-manicured garden is perfect for those sunny summer evenings to unwind and relax in your peaceful surroundings. The garden also allows for a generous composite decking area which was only recently installed. There are two sheds that occupy the garden, one being a block built shed which could be perfectly used as a utility room and the other being a semi-permanent metal shed used to hold garden tools. The garden offers any new homer the instant potential to extend their overall living space while also retaining a still substantially size rear garden.



This stunning property will certainly appeal to families seeking a spacious and functional home, benefiting from its abundance of local amenities, comfort, potential and low maintenance, for years to come.

The property is located just off the Warrenhouse Road and is an ideal commuter location, with easy access to the M50, M1 and Dublin Airport. The nearest bus stops are less than 5 minutes' walk away, with multiple routes providing access to the city centre, one being the No 2, bus. While Bayside and Sutton DART station are within 15 minutes' walk. No.16 is located within a stone's throw from an abundance of local amenities including shopping centres, coastal walks, cafes, gyms and recreations parks, some of which include, Lidl and Donaghmede Shopping Centre, and many more available at the nearby villages of Sutton, Howth, Portmarnock and Malahide. No. 16 is within an excellent catchment area of both primary and secondary schools, St Laurence's National School, Bayside Senior School

This property will certainly interest several potential buyers. Viewing would be highly recommended to appreciate the potential of this wonderful family home. Please contact the SMART today office to arrange your viewing.



ACCOMMODATION:

Ground Floor

Entrance Hallway L: 3.3m W: 1.8m

- Wide and welcoming entrance hallway featuring laminate wooden flooring.

Sitting Room L: 7.2m W: 2.5m

- Original solid timber flooring, Stove and French door access to back garden

Kitchen L: 4.0m W: 2.3m

- Fully fitted kitchen with bespoke lighting

First Floor

Bathroom L: 2.2m W: 1.8m

- Bath/Shower suite, lino flooring with partially tiled walls

Bedroom One L: 3.0m W: 2.5m

- Carpet flooring with built in wardrobes.

Bedroom Two L: 4.2m W: 4.2m

- Plush carpet flooring with build in storage

Bedroom Three L: 2.5m W: 1.8m

- Carpet flooring single room

Total floor Space: 30sqm

PROPERTY FEATURES

- Semi Detached two storey house.
- Front off street parking X2.
- Large private rear garden.
- Located close to the bay of Baldoyle/Coast
- Large garage
- Great location close to all amenities'
- Potential to extend.

Agent: Conor Murphy

Smart Property | No 1 Main Street

Clongriffin | Dublin 13

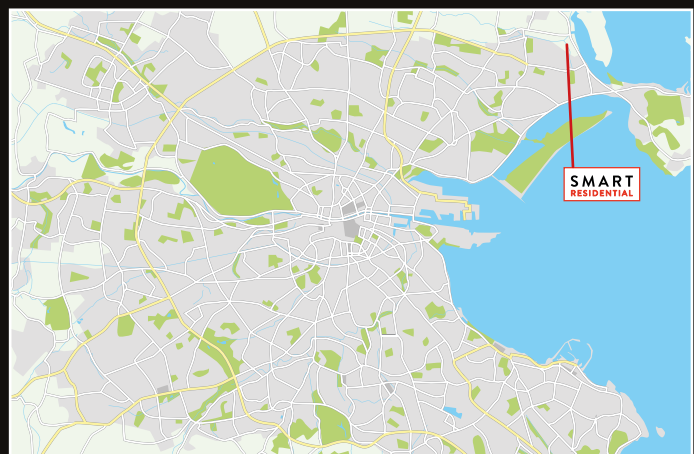
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