

For Sale

Asking Price: €575,000

Sherry
FitzGerald



26 Herberton
Drive, Dublin 12,
D12 AK76

BER E1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a large four-bedroom semi-detached family home on Herberton Drive. The property has well-proportioned useable accommodation throughout the home, with a sizeable garage and private rear garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to both the main living room, sitting room and the dining area. The kitchen is located just off the dining room and is fitted with matching base/wall units with ample worktop space, inset sink with mixer tap, space for free standing oven and rear door to garden.

Moving to the first floor, you'll find four spacious bedrooms and a well-appointed family bathroom.

Bedroom 1 is a generously sized double bedroom with a front-facing window, built in storage and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a side-facing window and carpeted floor coverings. Bedroom 3 is a double bedroom with a rear-facing window and carpeted floor coverings. Bedroom 4 is a comfortable single bedroom with a rear-facing window and carpeted floor coverings.

The family bathroom, is complete with an Opaque rear-facing window, with deep fill bath, with shower above, glass shower screen, a WC, a wash hand basin, tiled wall coverings and carpeted flooring. This completes the living accommodation thought this beautiful home.

Outside: Off-street parking provided by the large driveway to the front of the home with access to the sizeable garage with up&over door. The enclosed rear garden is of good size which is mainly laid to lawn which is surrounded by mature shrubbery and secure gated side access.



Accommodation

Entrance Hall 1.68m x 4.00m (5'6" x 13'1"): Stairs to the first-floor landing with understairs storage and opening to both the main living room, sitting room and the dining area.

Living Room 3.40m x 4.58m (11'2" x 15'): Front-facing window, feature fireplace, wall mounted radiator and carpeted floor coverings.

Sitting Room 2.76m x 4.00m (9'1" x 13'1"): Rear-facing windows overlooking the garden, feature fireplace and carpeted floor coverings.

Dining Room 4.61m x 2.33m (15'1" x 7'8"): Window to side aspect, wall mounted radiator, carpeted floor coverings and leading to the kitchen area.

Kitchen 2.50m x 2.33m (8'2" x 7'8"): Fitted with matching base/wall units with ample worktop space, inset sink with mixer tap, space for free standing oven and rear door to garden.

Garage 4.74m x 2.44m (15'7" x 8'): Up & Over steel garage door, plumbing for washing machine, power sockets and rear door to garden.

Landing 0.94m x 3.50m (3'1" x 11'6"): Opening to all four bedrooms, family bathroom and hot press.

Bedroom 1 3.81m x 3.61m (12'6" x 11'10"): Generously sized double bedroom with a front-facing window, built in storage and carpeted floor coverings.

Bedroom 2 3.81m x 2.83m (12'6" x 9'3"): Generously sized double bedroom with a side-facing window and carpeted floor coverings.

Bedroom 3 3.40m x 2.62m (11'2" x 8'7"): Good sized double bedroom with a rear-facing window and carpeted floor coverings.

Bedroom 4 2.53m x 2.30m (8'4" x 7'7"): Comfortable single bedroom with a rear-facing window and carpeted floor coverings.

Bathroom 1.64m x 2.39m (5'5" x 7'10"): Opaque rear-facing window, with deep fill bath, with shower above, glass shower screen, a WC, a wash hand basin, tiled wall coverings and carpeted flooring.

Outside Off-street parking provided by the large driveway to the front of the home. The enclosed rear garden is of good size which is mainly laid to lawn with mature shrubbery and secure gated side access.





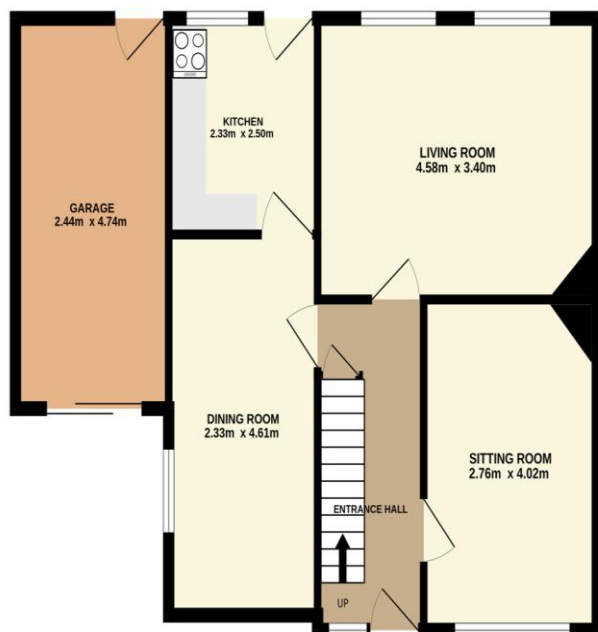
Special Features & Services

- Three Reception Rooms
- Four Sizeable Bedrooms
- Re-wired 2019
- Garage
- Driveway Parking
- Enclosed Private Garden

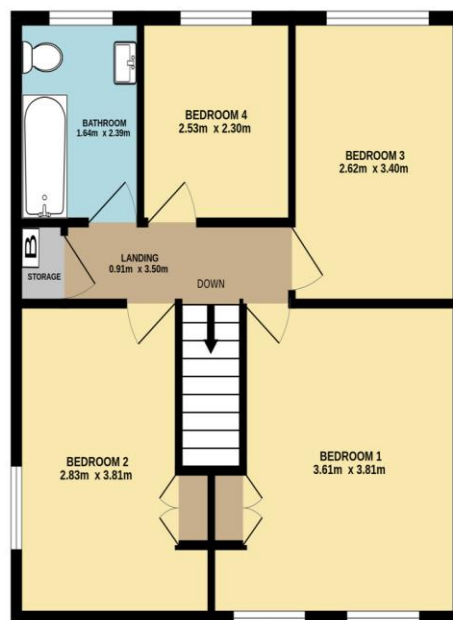
BER BER E1, BER No. 117870915



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2024



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MORTGAGE ADVICE

SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 002183