





N.B: This is for identification purposes only

Summary

- ✓ A mid-terrace three bedroom house
- ✓ Extending to approximately 102 sq. m (1,098 sq. ft)
- ✓ South facing back garden of approximately 18.5 m depth
- ✓ Garage to rear accessed via separate laneway
- ✓ Additional street parking available
- ✓ A fantastic location with the city centre, shops, bars, transport links, parks, schools and much more located within a short distance
- ✓ An outstanding opportunity for somebody who wants to put their own stamp on a property

Guide Price €490,000

Description

The property comprises a c.1930's two storey, three-bedroom, mid-terrace house.

Internally the property is arranged as entrance hall, kitchen, utility & W/C, and two reception rooms to ground floor. On the first floor there are three bedrooms, bathroom, and W/C.

In total the house extends to approximately 102 sq. m (1,097 sq. ft).

Externally, there are front and back gardens, together with a garage to the rear. The garage is accessed via a rear laneway.

Accommodation

Ground Floor	
Entrance Hall	2.26 x 4.09 m
Kitchen	2.66 x 3.09 m
Utility & W/C	2.66 x 1.47 m
Living Room (front)	3.86 x 3.63 m
Living Room (back)	3.35 x 4.08 m
First Floor	
Bathroom	1.48 x 2.24 m
W/C	0.82 x 1.39 m
Bedroom 1	3.37 x 3.50 m
Bedroom 2	3.37 x 4.41 m
Bedroom 3	2.42 x 3.12 m





Location



Approx. 300 m from Killester DART Station



Well serviced bus corridor (29a, 31 and 32 Dublin Bus)



Approx. 500 m from cafés, restaurants, bars and shops



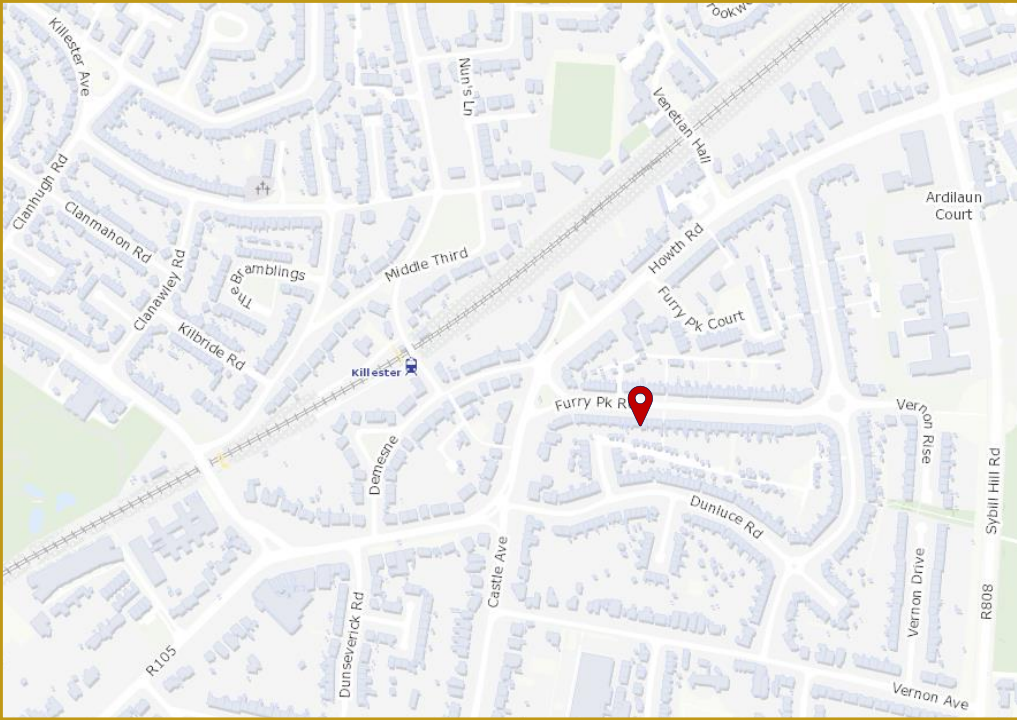
Several primary and secondary schools nearby



Approx. 5.5 km from Dublin City Centre

Situation

The property is situated on a mature residential road in the heart of Killester. The property is well served by transport links, such as Killester DART Station and the 29a, 31 and 32 Dublin Buses (serving Abbey Street, Talbot Street and DCU). The city centre is nearby and accessible within approx. 25 minutes by public transport. There are many amenities such as pubs, restaurants, Saint Anne's Park, schools, sports clubs and shops within walking distance.



Guide Price

€490,000

Legal Pack & Bidding

www.artisrealestate.ie/properties/28-furry-park-road-Dublin-5

Solicitor

Awaiting confirmation

BER

BER: E1

BER No. 101631877

EPI: 334.7 kWh/m²/yr



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