



## 18 The Bramblings, Killester, Dublin 5

81 sq.m

### DNG Fairview

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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### Negotiator:

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DOUGLAS NEWMAN GOOD  
**DNG**



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DNG are delighted to introduce to the market a superb 3 bedroom end of terrace residence with a tastefully presented interior which enjoys excellent natural sunlight and generously proportioned accommodation. Extending to approximately 872 sq.m, this wonderful townhouse residence is situated in a quiet cul de sac location in Killester, close to the DART station. This property is sure to appeal to families, professional parties and those looking to downsize to a wonderful home which is centrally located in this mature and most sought after location.

The accommodation comprises of a light filled entrance hallway opening into a generous sized living room with interconnecting doors opening into a large kitchen cum dining room. Upstairs there are three bedrooms and a family bathroom. There is also the added bonus of the side access linking the front to a sunny rear garden.

Off street parking, extremely low maintenance and a location that is as good as it gets completes the picture of this outstanding home.

Viewing is highly recommended to appreciate this super gem of a property.

### Accommodation

Entrance Hallway - 4.12m x 1.74m

Under stairs storage, ceiling coving and centre rose.

Living Room - 4.13m x 3.27m

With feature fireplace, coving and centre rose, TV point double and double doors to kitchen /dining room.

Kitchen/Dining Room - 5.15m x 3.56m

Laminate floor, fitted kitchen with wall and floor units complete with integrated hob and oven. Plumbed for washing machine/ dishwasher. Access to rear garden.

Landing - 3.17m x 2.03m

With attic access and hotpress.

Bathroom - 2.18m x 1.79m

Complete with shower over bath (Triton)T90iWC, wash hand basin and wc. Tiled floor.

Bedroom 1 - 3.84m x 3.24m

Double room to rear with built in wardrobes and Shower cubicle (Mira).

Bedroom 2 - 3.9m x 3.03m

Double room to front with built in wardrobes. Overlooks green to front.

Bedroom 3 - 2.26m x 2.53m

Single room to front with built in wardrobes.

Garden - paved patio area with lawn, block built shed and side access.

BER: D2

BER No. 111180139

Energy Performance Indicator: 296.1 kWh/m<sup>2</sup>/yr



### Features

- SUPERB 3 BED END OF TERRACE TOWNHOUSE
- SITUATED CLOSE TO KILLESTER VILLAGE AND DART STATION
- WALK IN CONDITION
- OFF STREET PARKING
- GFCH
- DG WINDOWS
- SIDE ENTRANCE TO SUNNY REAR GARDEN
- SITUATED IN A SMALL AND PRIVATE CUL DE SAC
- OVERLOOKING A GREEN AREA

View By Appointment

Asking Price: €450,000

