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## 12 Brookwood Hall, Artane, Dublin 5

128 m<sup>2</sup> / 1,378 sq. ft.



# 12 Brookwood Hall, Artane, Dublin 5

DNG are delighted to represent the sale of 12 Brookwood Hall, Artane, (originally a 4 bedroom) a substantial 3/4 bedroom semi-detached family home situated at the end of a very private cul de sac off Brookwood Avenue. This stunning home is presented in walk in condition and flooded with natural light throughout the generous accommodation. Boasting solid oak flooring downstairs, a fully fitted solid beech kitchen and modern tiled bathroom suites, this stunning home will be of special interest to young families looking for a quality home in a highly sought after location. To the rear is a secluded south west facing rear garden with raised borders and shaded by mature trees creating a tranquil outside setting.

The accommodation extends to a total floor area of c. 1,378 sq. ft. and comprises entrance hallway, living room, kitchen/dining/sitting room, utility room and guest wc on ground floor level. Upstairs, first floor accommodates 3 spacious bedrooms with the original fourth bedroom converted into a large walk in wardrobe/dressing area, a large en suite off the master bedroom, a bathroom and a clever storage room off the landing.

Brookwood Hall is a modern development of 8 large family homes tucked away in a quiet enclave just off Brookwood Avenue, Artane. There is an excellent bus and rail service within a short stroll giving direct access to the city centre and a host of local amenities closeby. St. Marys Holy Faith Secondary School is a 2 minutes walk away. Property in this condition and location are in high demand and interested parties are advised to act quickly to avoid disappointment.

## Accommodation

Entrance Hallway - 5.41m x 2.1m

Solid oak wood flooring, under stairs storage, recessed lighting.

Living Room - 5.4m x 3.15m

Solid oak wood flooring, feature fire place (gas insert), bay window, double doors to kitchen/dining/sitting room.

Kitchen/Dining/Sitting Room - 5.8m x 3.8m

Large L-shaped room, solid oak wood flooring in sitting/dining area, feature raised gas fire, tiled kitchen floor & splashback, fully fitted solid beech kitchen, utility room off with new gas burner & plumbed for washing machine, french doors to the sunny south west facing rear garden.

Kitchen area: 2.65m x 2.6 m.

Downstairs WC

Tiled floor & splashback, WC, hand wash basin.

Landing -

Carpeted, hot-press off, large storage cupboard off.

Bedroom 1 - 4.1m x 3.4m

Carpeted, recessed lighting, bay window.

Walk in Wardrobe

Off master bedroom 1, (originally bedroom 4), carpeted, large built in wardrobes & dresser area.

En - Suite -

Fully tiled, WC, hand wash basin, double width electric shower, recessed lighting.

Bedroom 2 - 3.2m x 3.1m

Carpeted, built in wardrobe.

Bedroom 3 - 2.3m x 4.1m

Carpeted, built in wardrobe.

Bathroom

Tiled floor & semi-tiled walls, WC, hand wash basin, spa bath, shower.

Gardens

Extra large front garden, walled in with cobble-lock driveway providing generous parking. Sunny south west facing rear garden with circular patio, raised borders with a selection of low maintenance shrubbery & trees, block built storage shed & wide side entrance. The rear garden is very private & Shaded by mature trees.

BER: D1

BER No. 110619244

Energy Performance Indicator: 164.41 kWh/m<sup>2</sup>/yr

## Features

- Gas fired central heating.
- Double glazed uPVC windows.
- Solid oak flooring on ground floor level.
- Fully fitted beech kitchen.
- Stunning master bedroom with walk in wardrobe/dressing room and large en suite.
- Sunny south west facing secluded rear garden.
- Extra large front garden with generous parking (3 cars).

View By Appointment

Asking Price: €550,000

