

For Sale

Asking Price: €1,100,000

Sherry
FitzGerald



3 Asgard Park,
Howth, Co Dublin

sherryfitz.ie



Sherry FitzGerald are proud to present this stunning 4 bedroom detached family home set in the heart of Howth Village. Having been lovingly maintained and upgraded by the owner over the years the house is in immaculate condition throughout. The house boasts the most spectacular sunny south facing landscaped rear garden. There is plenty of potential to extend with the extra wide side entrance and garage.

Accommodation briefly comprises on the ground floor; entrance hall, guest wc, living / diningroom, kitchen / breakfastroom, sunroom, bedroom, and on the first floor are three good size bedrooms and a shower room.

Location is simply the best, set right in the very heart of Howth village with the church, shops, bus stops and school all within a stones throw. There is also the DART station within a few minutes walk. All while set in a quiet, family friendly cul de sac with green.



Special Features & Services

- Large south facing rear garden
- Showhouse condition throughout
- In the heart of Howth village
- Sun room extension
- Gas fired central heating
- Double glazed windows
- Garage
- Off street parking

Accommodation

Entrance Hall 3.80m x 3.35m (12'6" x 11'): Coving, Carpet, Glass panel to living room

Guest WC 2.50m x 1.00m (8'2" x 3'3"): Wash hand basin with cabinet, Water closet, Tiled floor, Part tiled walls

Living Room 7.70m x 5.20m (25'3" x 17'1"): L shape, Feature open fireplace, Coving, Carpet, 2 x windows to front

Kitchen/Dining Room 4.20m x 3.80m (13'9" x 12'6"): Fitted high gloss kitchen, Double oven, Hob, Extractor, Integrated microwave, dishwasher & Fridge/Freezer, Marble countertop, Recess lights, Solid oak floor, Opening through to sun room

Sunroom 4.25m x 3.50m (13'11" x 11'6"): Inset stove with surround, TV point, Carpet, French doors to rear garden

Bedroom 4 3.80m x 3.05m (12'6" x 10'): To rear of house, Carpet, Coving

First Floor

Landing Hotpress, Access to attic

Bedroom 1 5.95m x 4.25m (19'6" x 13'11"): Built in wardrobes each side of the room, Door to shower room

Bedroom 2 4.25m x 3.45m (13'11" x 11'4"): Fitted wardrobes, Carpet

Bedroom 3 3.50m x 3.05m (11'6" x 10'): Fitted wardrobes, Carpet

Shower Room 2.95m x 2.80m (9'8" x 9'2"): Wash hand basin, Water closet, Large shower, Fully tiled, Recess lights

Outside

Front garden Walled, Lawn, Paved off street parking, Gated side entrance, Garage

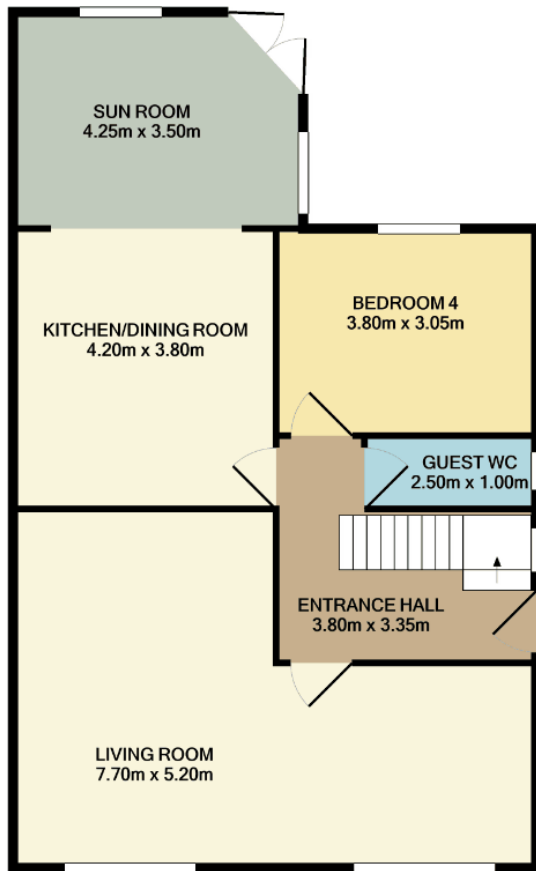
Rear garden South facing, Part walled, Part fenced, Paved patio, Mature flowerbeds, Large lawn, Access to garage

Garage 6.3m x 2.5 (20'8" x 2.5): Up & over garage door to front, Door at rear to rear garden, Plumbed for washing machine, Sockets & lights

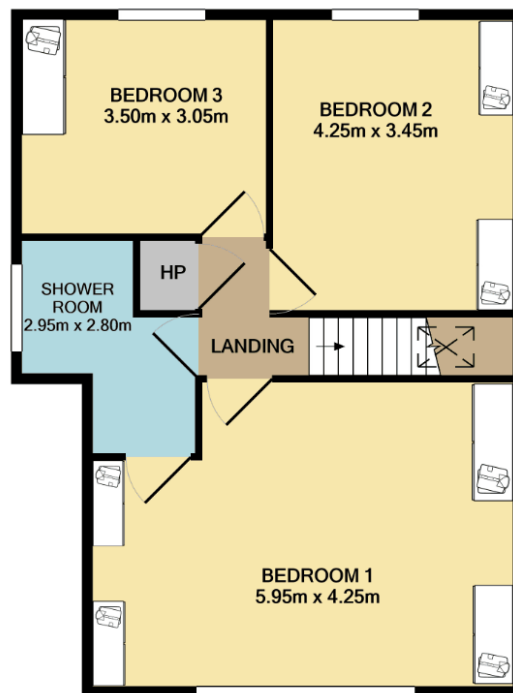
Size: approx.. 138 sqm / 1,485 sqft

B.E.R.: tbc





GROUND FLOOR



1ST FLOOR



NEGOTIATOR

Guy Doherty
 Sherry FitzGerald
 Sutton Cross, Sutton, Dublin 13,
 D13 Y9W6
 T: 01 839 4022
 E: sutton@sherryfitz.ie

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