



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MapInfo 6.0.0/18

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84 St. Donagh's Road, Donaghmede, Dublin 13

117 m² / 1,259 ft²



84 St. Donagh's Road, Donaghmede, Dublin 13

DNG are delighted to represent the sale of 84 St. Donaghs Road Donaghmede, an extended three bedroom end of terrace home presented in fine decorative order throughout. This spacious home has ample parking to the front and a secluded rear garden with decking area and veranda. No. 84 provides an excellent opportunity to acquire a home that is ideally located at the end of a quiet cul de sac.

The accommodation extends to a total floor area of c. 1,259 sq. ft. and comprises entrance porch, hallway, family room, breakfast/dining room, kitchen, bathroom and conservatory. Upstairs there are three bedrooms, the master bedroom with en-suite.

The location is excellent! Situated just off the Tonleegge Road and Grange Road, close to a variety of local amenities including Donaghmede S.C., Clare Hall S.C. and The Odeon cinema. Transport is well catered for in the area with the DART and 17A & 29A Bus route located close by.

Accommodation

Porch - 1.5m x 1.85m

Tiled floor, coving to ceiling, glass panel door.

Entrance Hallway - 3.8m x 1.8m

Tiled floor, stairs to first floor, coving to ceiling, window to dining room/breakfast room.

Dining/Breakfast Room - 3.8m x 3.8m

Laminate wooden floor, bay window to front, ceiling rose, glass panel door to kitchen.

Family Room - 4.6m x 5.4m

Solid wooden floor, feature atrium roof window, ceiling rose, recessed lighting, window to kitchen and conservatory, glass panel door to back corridor, feature fireplace (solid fuel burning stove inset with back boiler).

Kitchen - 2.4m x 5.4m

Tiled floor, wall and base units, red brick, cooker with red brick hood, suspended timber ceiling, recessed lighting, breakfast bar, glass panel doors to high level units.

Rear Hallway - 2.3m x 1.16m

Tiled floor, door to bathroom and conservatory.

Bathroom - 2.7m x 3.2m

Tiled floor to ceiling, WC, wash hand basin, bath with shower overhead, free standing shower with mosaic style tiled splash-back, window to external with shutters.

Conservatory - 3.16m x 3.4m

Tiled floor, timber ceiling, atrium style roof window, double doors to rear garden.

Landing - 1.0m x 1.0m

Carpet covering on floor, coving.

Master Bedroom - 3.2m x 4.3m

Laminate wood flooring, built in wardrobes and storage, window to external, coving and ceiling rose, en-suite off.

En-suite - 2.0m x 1.8m

Tiled floor to ceiling, WC, wash hand basin shower, window to external, built in storage.

Bedroom 2 - 2.6m x 3.67m

Carpet covering to floor, window to rear.

Bedroom 3 - 2.7m x 3.2m

L-shaped bedroom, laminate wood flooring, window to front.

External - Front: driveway, mature box row hedging, fence surround, mature trees, plants and shrubs.

Rear: private secluded rear garden, fencing and walled boundary, mature lawn, concrete patio area, veranda to rear. Covered side passage way plumbed for washing machine and tumble dryer, door to garage/ store room.

BER: E1| BER No. 111190427

Energy Performance Indicator: 318.74 kWh/m²/yr

Features

- Situated in a quiet cul de sac
- Excellent decorative order
- Extended family home
- Secluded rear garden with decking area and veranda
- Ample off street parking
- Gas fired central heating
- Close to excellent amenities
- Masonry garage/ store

View By Appointment

Asking Price: €295,000

