

For Sale

Asking Price: €475,000

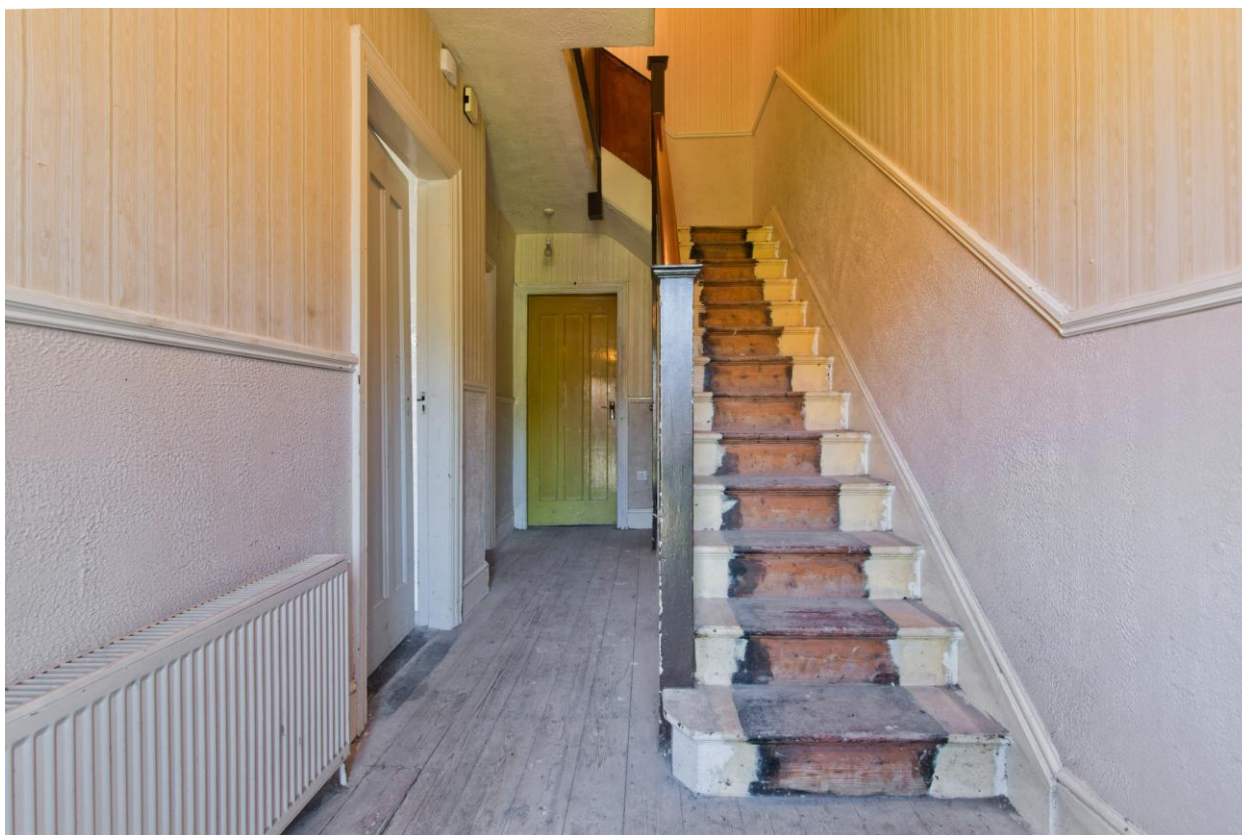
Sherry
FitzGerald



307 Crumlin Road,
Crumlin,
Dublin 12,
D12 FD28

BER F

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom end-terrace family home on Crumlin Road with a south facing garden, double gated sized access and off-street parking.

No. 307 is one of the larger 3-bedroom homes on Crumlin Road which is rarely available to market. The property has an excellent footprint with well-proportioned accommodation throughout the home.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to both the main living room, utility room and dining room. The spacious living room has a front facing bay window, feature fireplace, original timber flooring and pocket doors opening to the dining room. The spacious dining room has a feature fireplace original timber flooring and opens to the kitchen area.

The kitchen has an abundance of natural light with a rear facing window to the garden and has recently been plastered, plumbed for services and ready for a new owner to fit out.

Moving to the first floor, you'll find three spacious bedrooms and the family bathroom.

Bedroom 1 is a generously sized double bedroom with offering a front-facing bay window, feature fireplace and original timber floorboards. Bedroom 2 mirrors this spaciousness of bedroom one, offering a rear facing window, feature fireplace, original timber floorboards. Bedroom 3 is a comfortable double bedroom with a front-facing window and original timber floorboards. The family bathroom is of good size with two rear facing windows and plumbing for a WC / a deep fill bath and a shower.

This completes the living accommodation thought the home.



Accommodation

Porch 1.80 x 0.69m (1.80 x 2'3"): Double doors opening to inner porch which opens to the entrance hall.

Entrance Hall 2.07m x 5.01m (6'9" x 16'5"): Bright and spacious hallway with stairs to the first-floor landing, leading to the living room, dining room, utility room, understairs storage, original period features and original timber flooring.

Living Room 3.92m x 3.97m (12'10" x 13'): Bay window to front aspect, feature fireplace, period coving, original timber flooring and pocket doors opening to the dining room.

Dining Room 3.64m x 4.22m (11'11" x 13'10"): Feature fireplace with inset fire, period coving, original timber flooring and a large opening leading to the kitchen area.

Kitchen 5.19m x 2.23m (17' x 7'4"): Large rear facing window, wall mounted radiator, door leading to the rear garden, plumbed for services, recently re-plastered.

Landing 2.32m x 2.52m (7'7" x 8'3"): Spacious landing which leads to all three sizeable bedrooms and the family bathroom.

Bedroom 1 3.40m x 4.52m (11'2" x 14'10"): Sizeable double bedroom with bay window to the front aspect, feature fireplace and original timber flooring.

Bedroom 2 3.40m x 3.72m (11'2" x 12'2"): Good sized double bedroom with window to the rear aspect, feature fireplace and original timber flooring.

Bedroom 3 2.23m x 3.18m (7'4" x 10'5"): Comfortable double bedroom with window to the front aspect and original timber flooring.

Family Bathroom 2.23m x 2.21m (7'4" x 7'3"): Two windows to the rear aspect, plumbing for a bath, a shower and a WC





Outside:

The property sits on generous corner plot located between Crumlin Road and Raphoe Road. The enclosed south facing rear garden is extremely private and benefits from its own vehicular access via double gates opening to Raphoe Road. There is also an abundance of space to the side of the existing house where the current owners had got planning permission for two large brick-built storage sheds. To the front of the home, you have gated pedestrian access leading to the front door and an enclosed walled garden.

Special Features & Services

- Large Corner Plot
- South Facing Garden
- Two Reception Rooms
- Three Double Bedrooms
- Room To Extended
- Rear Access Via Double Gates

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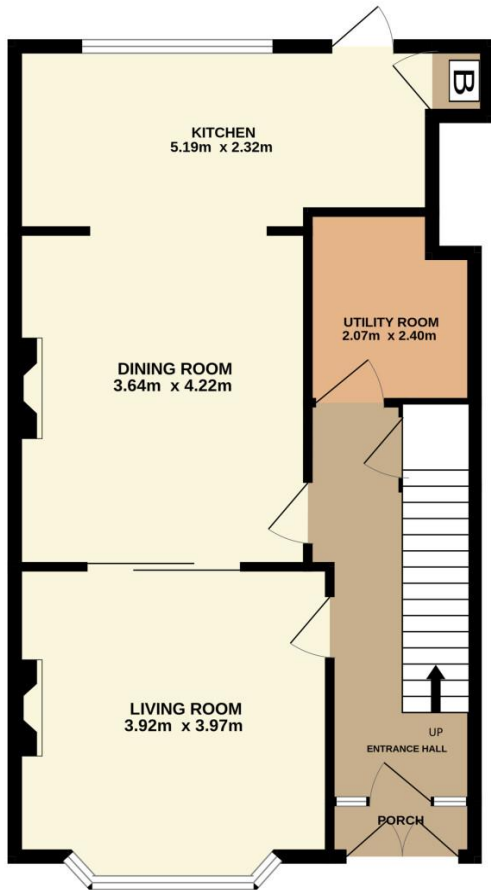


Location:

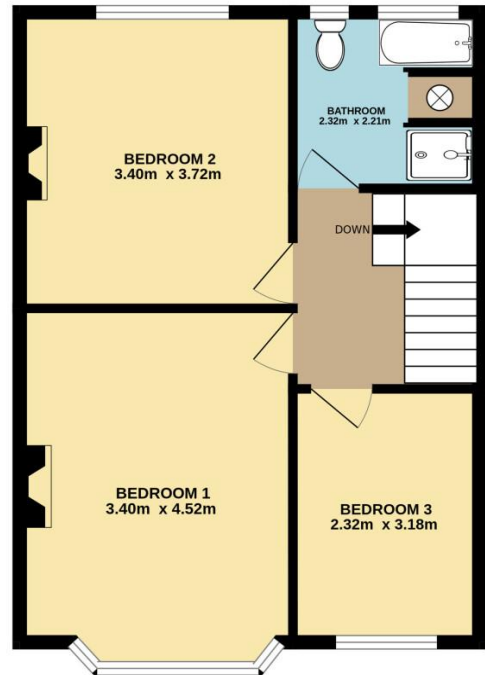
The property is conveniently located on a quiet and mature Cul de sac and is minutes' walk from the fantastic array of amenities of Crumlin Village. The village is serviced by Dublin Bus affording swift access to Dublin City Centre. There are also many sporting, recreational facilities and schools all within easy reach of the property.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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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