

For Sale

Asking Price: €450,000

Sherry
FitzGerald



13 Raphoe
Road, Crumlin,
Dubin 12, D12
VH98

BER E2

sherryfitz.ie



Sherry FitzGerald are delighted to welcome 13 Raphoe Road to the market, this property is a charming three-bedroom end of terraced home with front and rear garden.

On entering the property there is a spacious entrance hall with stairs to first floor landing and ample understairs storage. The living room, dining room and the kitchen all open off the hallway and are interconnected.

The main living room has a front aspect with a sizeable bay window, feature fireplace, picture rails, original timber flooring and opening via sliding doors to the dining room. The dining room has a large window to rear, a feature fireplace, original timber flooring and opening to the kitchen.

The kitchen is fitted with matching base/wall units, ample worktop space, an array of built in appliance and door to the rear garden.

At first floor there is a spacious landing. The main bedroom is a sizeable double bedroom with bay window to front aspect, feature fireplace and original timber flooring. Bedroom 2 is a great sized double bedroom overlooking the back garden, it also has a feature fireplace and carpeted floor coverings. Bedroom 3 is of good size with window to front aspect and carpeted floor coverings.

There is a separate toilet and bathroom which is fitted with deep fill bath, wash hand basin and hot press.

Outside to the front of the property is a gated low maintenance garden with path leading to the front door. The rear garden is enclosed with gated side access, giving lots of privacy to the new owners.



Accommodation

Entrance Hall 1.82m x 5.14m (6' x 16'10"): Stairs to first floor landing, opening to all ground floor accommodation.

Living Room 4.63m x 3.61m (15'2" x 11'10"): Bay window to front aspect, feature fireplace, picture rails and original timber flooring.

Dining Room 3.61m x 4.24m (11'10" x 13'11"): Window to rear aspect, feature fireplace and original timber flooring.

Kitchen 2.70m x 2.33m (8'10" x 7'8"): Matching base/wall units, inset sink, fitted appliances, lino flooring and rear door to garden.

Main Bedroom 4.79m x 3.17m (15'9" x 10'5"): Sizeable double bedroom with bay window to front aspect, feature fireplace and original timber flooring.

Bedroom 2 3.21m x 4.30m (10'6" x 14'1"): Sizeable double bedroom with window overlooking rear garden, built in wardrobe, feature fireplace and carpeted floor coverings.

Bedroom 3 2.225m x 3.12m (7'4" x 10'3"): Good sized bedroom with window to front aspect and carpeted floor coverings.

WC 1.38m x 0.81m (4'6" x 2'8"): Window to rear with WC and original timber flooring.

Bathroom 2.71m x 1.32m (8'11" x 4'4"): Fitted with deep fill bath, wash hand basin and hot press.

Outside To the front of the property is a gated low maintenance garden with path leading to the front door. The rear garden is enclosed with gated side access giving lots of privacy to the new owners.





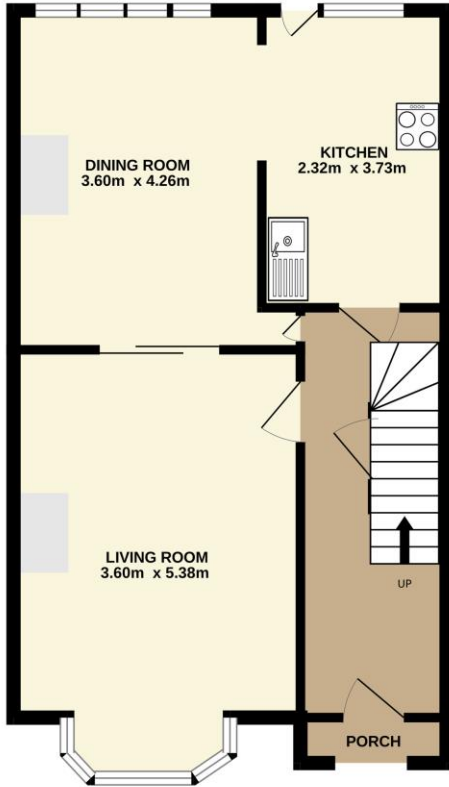
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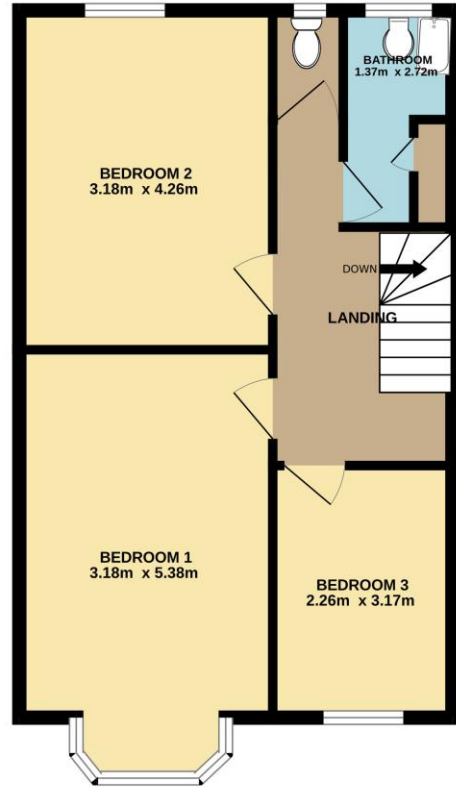
Directions



GROUND FLOOR
50.8 sq.m. approx.



1ST FLOOR
49.6 sq.m. approx.



TOTAL FLOOR AREA : 100.4 sq.m. approx.
Not to scale. Identification only
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NEGOTIATOR

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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.
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