

For Sale

Asking Price: €395,000

Sherry
FitzGerald



30 Brandon
Road, Drimnagh,
Dublin 12, D12
X0K5

BER D2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a renovated modern two-bedroom, two-bathroom, mid-terrace home with the added benefit of a large rear garden and off-street parking for two cars. The property has been maintained to an extremely high standard over the years, with well-proportioned accommodation throughout the home.

Upon entering the property, you're greeted by a bright and spacious open plan living/dining room, boasting generous proportions, providing a great space for both day to day family life and entertaining. There are windows to both the front and rear aspect which have been finished with solid timber shutters; original timber flooring and a beautiful feature working fireplace complete the space.

The light filled kitchen is fitted with bespoke base/wall units from Habitat and tiled splash back Here, the rear door leads to the large , maintenance free, composite deck which opens on to the well maintained garden.

Moving to the first floor, you'll find two bedrooms, a well-appointed family bathroom and en-suite bathroom from the main bedroom.

Bedroom 1 is a double bedroom with window to front aspect, built in wardrobe, carpeted floor coverings and opening to the spacious en-suite bathroom. The en-suite bathroom, which was originally the third bedroom, is of good size with timber shuttered window to front aspect, corner shower unit, WC, wash hand basin and tiled floor coverings.

Bedroom 2 is a sizeable double bedroom with window to rear aspect, built in wardrobe and carpeted floor coverings.

The family bathroom is complete with an opaque rear-facing window, corner shower unit, WC and wash hand basin.



Accommodation

Entrance Opening from the front door with stairs to first floor landing and leading through to the open plan living/dining room.

Open Plan Living/Dining Room 5.58m x 6.29m (18'4" x 20'8"): Windows to both the front & rear aspect with fitted timber shutters, feature fireplace with tiled hearth, understairs storage, original hardwood flooring and opening to the kitchen.

Kitchen 2.39m x 3.10m (7'10" x 10'2"): Window to rear aspect, fitted with matching base/wall units from Habitat, ample worktop space with tiled splash back, gas fired boiler, space for a free standing cooker with hob above, space for dishwasher and rear door to garden.

Bedroom 1 2.78m x 3.16m (9'1" x 10'4"): Sizeable double bedroom with window to front aspect, built in wardrobe, wall mounted radiator, carpeted floor coverings and opening to the en-suite bathroom.

Bedroom 2 3.62m x 3.15m (11'11" x 10'4"): Sizeable double bedroom with window to rear aspect overlooking the rear garden, built in wardrobe, wall mounted radiator and carpeted floor coverings.

En-Suite 2.67m x 2.06m (8'9" x 6'9"): Opaque front-facing window with timber shutters, corner shower unit, mains fed shower, glass shower screen, WC, wash hand basin and tiled floor coverings.

Bathroom 1.66m x 1.69m (5'5" x 5'7"): Opaque rear-facing window, corner shower unit, mains fed shower, glass shower screen, WC, wash hand basin with mixer tap and tiled floor coverings.

Outside The rear enclosed garden is of good size with a large decked area leading from the rear of the home, which is staggered down to the garden itself. The garden is mainly laid to lawn and is surrounded by mature shrubbery. There is a sizeable brick built garden shed which is plumbed for a washing machine/dryer and offers great storage. Parking is provided to the front of the property via the large driveway.





Outside: The property benefits from ample off-street parking provided by the driveway to the front of the home. The rear garden is fully enclosed and is mainly laid to lawn with a brick-built shed, equipped with power for laundry, and a sizeable, stepped composite decking area leading from the rear of the property down to garden. There is a Catio in place which can either stay or easily be removed upon sale.

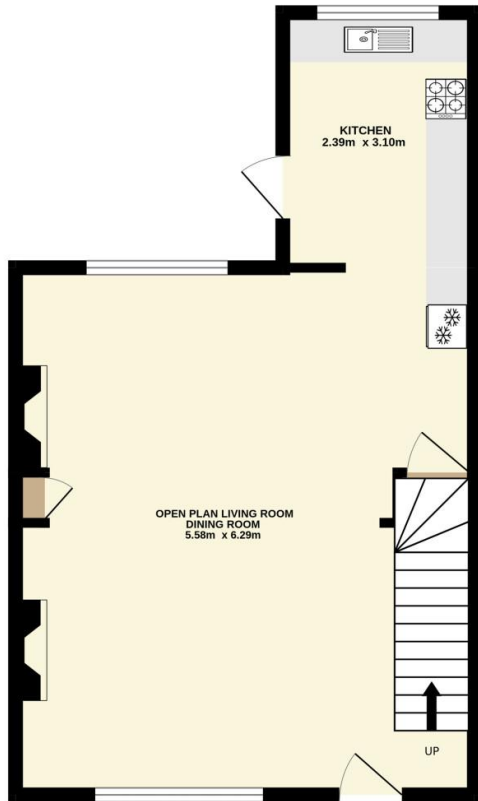
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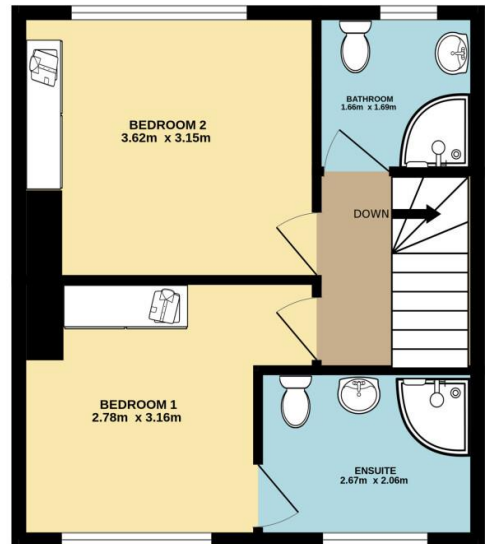
LOCATION: 30 Brandon Road is situated in a well-established residential area with the city centre very accessible via the LUAS and by bus. Shopping centres, schools, and Our Lady's Hospital are all within walking distance.



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.
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