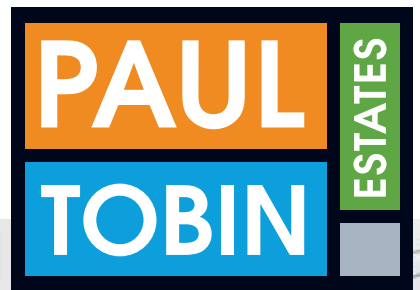


FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 61.25m²

BER Rating: E2 **BER Number:** 105439616 **EPI:** 348.86 kWh/m²/yr



**216 Galtymore Road,
Drimnagh, Dublin 12, D12 HD54**



216 Galtymore Road, Drimnagh, Dublin 12, D12 HD54

This charming two bedroom terraced property comes to the market on Galtymore Road, conveniently located only a short walk from the LUAS Red Line.

Built by Hampton Builders in 1939, the property boasts some lovely features including three original open fireplaces, original front door & internal doors throughout and a mature South facing rear garden. The property has just been painted throughout for the market, offering a fresh start for the new owner and additional insulation has recently been added to the attic to meet the minimum 300mm requirements.

Both Drimnagh & Goldenbridge LUAS Red Line stops are only a short walk from the property. There are also a number of Dublin Bus routes serving the area making this a good location choice for access to the City Centre. The N7 and M50 can be easily accessed from the property and Our Lady's Children's Hospital Crumlin & St James' Hospital are also within easy reach. There are a number of local amenities close by to include shops, schools, sports

clubs and parks. The Canal is also a short stroll away.

To the front of the property is a fenced garden with lawn, which some neighbours have converted to a driveway. The original front door leads into the hallway with understairs storage housing the washing machine. To the left overlooking the front of the house is the sitting room with original open fireplace and to the rear is the kitchen / dining room with further original fireplace and fitted cream shaker



style units. There is a back door off the kitchen, which leads out to the mature South facing rear garden. Upstairs are the two double bedrooms and shower room. There is a further original fireplace and built in storage cupboard in the front bedroom.

To arrange a viewing contact Selling Agents; Paul Tobin Estates on 01 902 0092.

FEATURES

- Garden to front & South facing rear garden
- Some neighbours have converted front gardens to driveways
- Original front door & internal doors
- 3 original open fireplaces
- Near Canal
- Short walk to LUAS Red Line – Drimnagh & Goldenbridge
- Close to local amenities
- Attic insulated to meet min. 300mm requirement
- Freshly painted throughout
- Ideal Logic boiler serviced until October 2018

ACCOMMODATION

Downstairs:

Hallway (0.96 x 2.80)

Original front door, wooden flooring, skirting, ceiling light, radiator with TRV, alarm controls, heating thermostat, fuse box, understairs storage housing washing machine.

Sitting room (2.78 x 3.02)

Wooden flooring, skirting, picture rail, original open fireplace, window to front of property, radiator with TRV, ceiling light, wired for cable TV, 2 double plug sockets, original door.

Kitchen / Dining Room (4.80 x 3.60)

Wooden flooring, skirting, ceiling light & spotlighting, window overlooking rear garden, back door to rear garden, original open fireplace, cream fitted kitchen units with wooden worktop, stainless steel sink & drainer, mixer tap, integrated electric hob & oven, extractor hood, tiled backsplash, original door.

Stairs

Carpeted.

Landing (1.66 x 0.87)

Carpet, skirting, plug socket, ceiling light, doors off to bathroom & bedrooms.

Front Bedroom (3.34 x 3.92)

Wooden flooring, picture rail, radiator with TRV, window to front of property, original door with brass handle and door mechanism, ceiling light, alcove housing boiler, original open fireplace, storage cupboard (0.61 x 0.95).

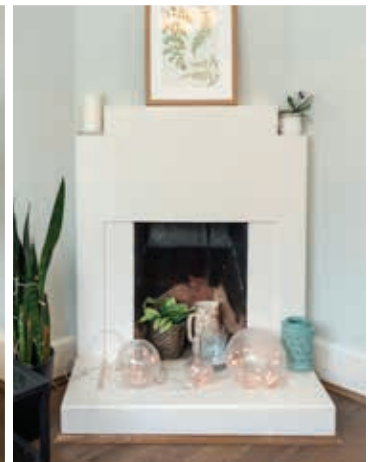
Bedroom 2 (2.82 x 3.27)

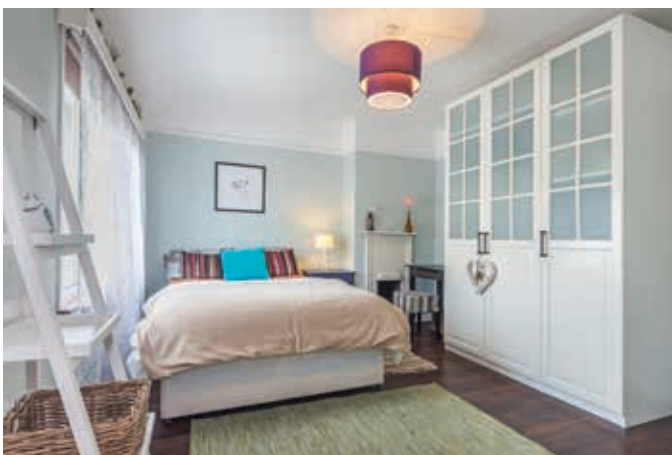
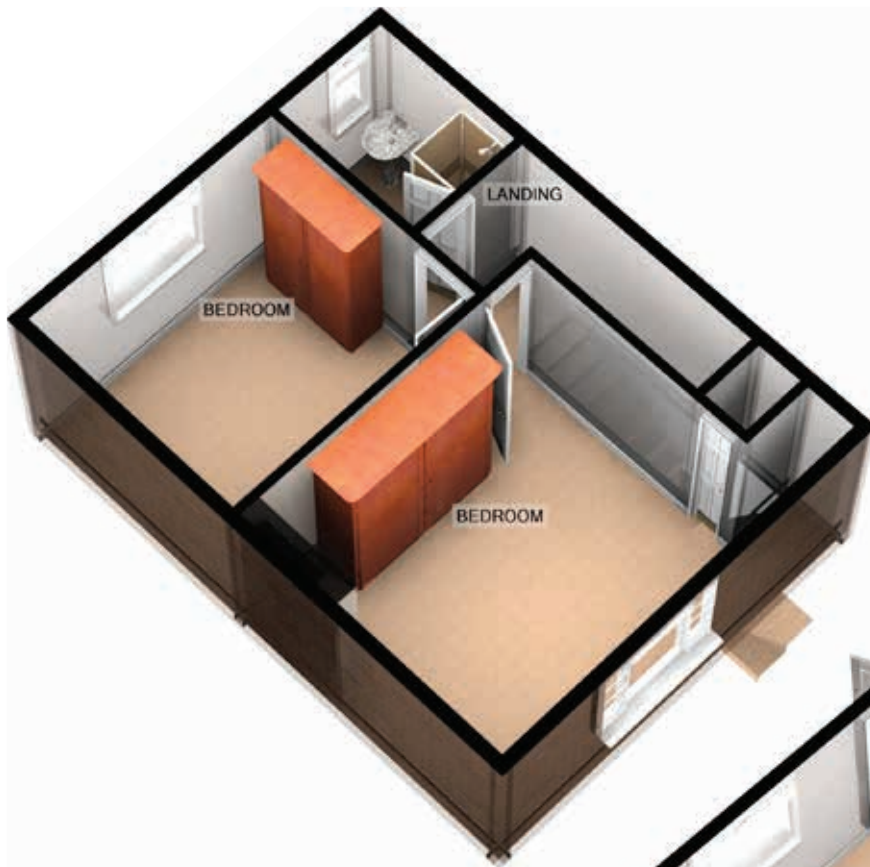
Overlooking rear garden, wooden flooring, skirting, radiator with TRV, 2 double plug sockets, original door & handle, ceiling light.

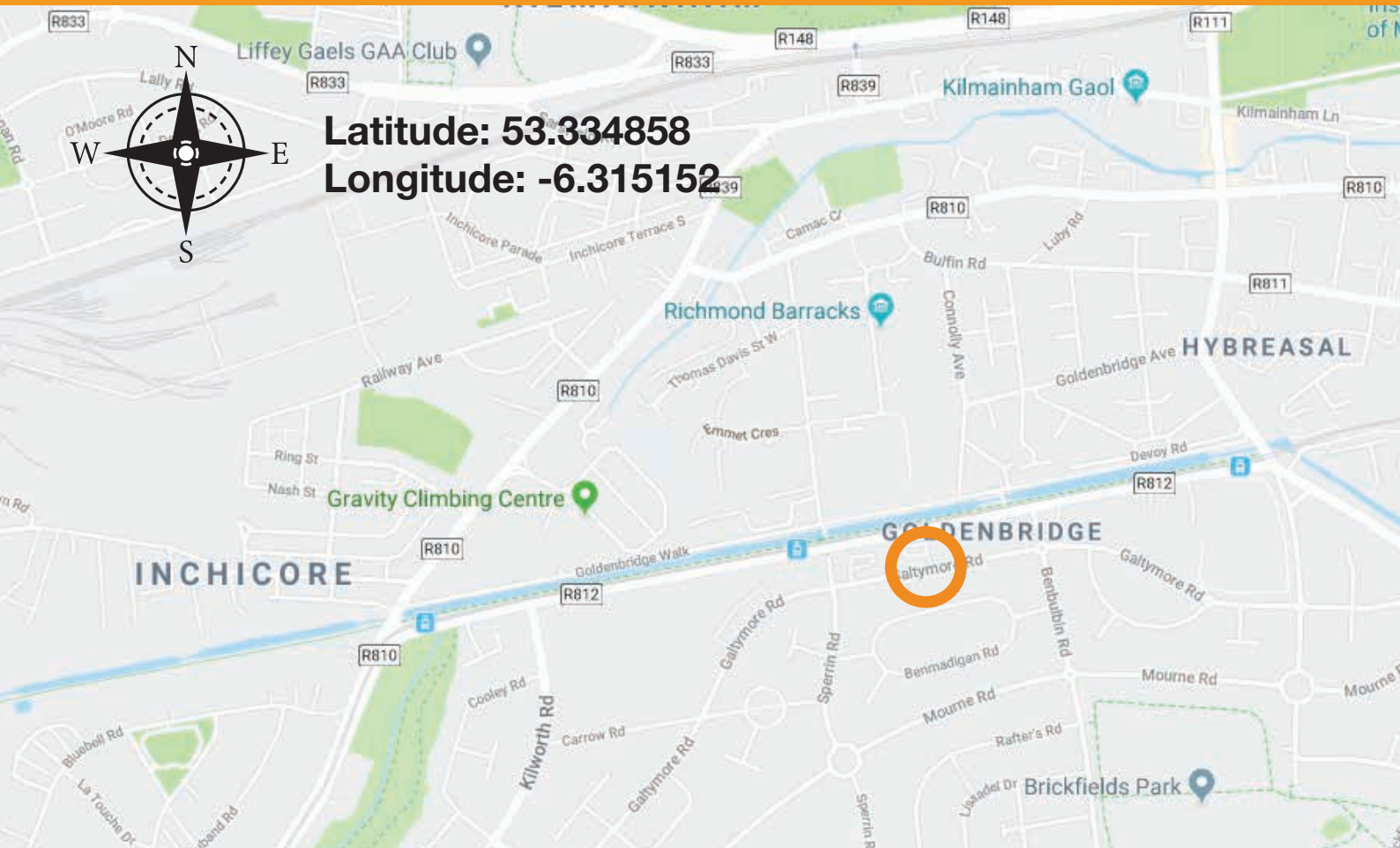
Bathroom (1.49 x 1.90)

Window, radiator, fully tiled walls, tiled floor, vanity unit with basin, WC, shower enclosure with Triton T90 shower.









Boutique Estate Agent

PSRA Licence No: 003786

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