

For Sale

Asking Price: €450,000

Sherry
FitzGerald



23 Landsdowne Valley Park,
Drimnagh,
Dublin 12,
D12 RF22

BER C3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a beautiful mid-terrace three-bedroom family home with the added benefit of a sizeable loft room in Lansdowne Valley Park. The property has been maintained to an extremely high standard over the years, with well-proportioned useable accommodation throughout the home.

Upon entering the property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, which opens to the main living room. The living room boasts generous proportions, featuring a front-facing window with decorative coving, feature fireplace and hardwood flooring which leads thought to the kitchen/dining room.

The kitchen/dining area itself has lots of natural light which is provided via a large rear window/rear sliding patio door overlooking the south facing garden.

The kitchen is fitted with an array of matching base/wall units, ample worktop space with bevelled tiled splashback, inset stainless steel sink with mixer tap, induction hob with extractor above, built in electric oven, plumbing for dishwasher, space for washing machine and hardwood flooring.

Moving to the first floor, you'll find three spacious bedrooms, a well-appointed family bathroom and stairs to the loft room.

Bedroom 1 is a generously sized double bedroom with window to the rear aspect, free standing sliderobes and carpeted floor coverings. Bedroom 2 is a sizeable double bedroom which is similar in-size to bedroom one with a window to the front aspect, open wardrobe with built-in hanging rail and carpeted floor coverings. Bedroom 3 is a good-sized single bedroom with window to front aspect and carpeted floor coverings. The family bathroom is complete with an opaque window to rear aspect, deep fill bath with PVC splashback, shower over bath, fitted glass shower screen, WC, wash hand basin and finished with vinyl covered flooring.

Moving to the second floor, we come to a great sized loft room, which has an abundance of natural light provided via two Velux skylights, ample eve storage and finished with laminate flooring.

This completes the accommodation throughout this beautiful home.



Accommodation

Entrance Hall 2.45m x 1.33m (8' x 4'4"): Opening from the front door with stairs to first floor landing, opening to the main living room and finished with hardwood flooring.

Living Room 3.56m x 5.24m (11'8" x 17'2"): Window to front aspect with wall mounted radiator, feature fireplace with tiled hearth, decorative coving, hardwood flooring and double doors opening to the kitchen/dining room.

Kitchen/Dining Room 4.57m x 3.90m (15' x 12'10"): Fitted with matching base/wall units, ample worktop space with bevelled tiled splashback, inset stainless steel sink with mixer tap, induction hob with extractor above, built in electric oven, plumbing for dishwasher, space for washing machine, hardwood flooring and rear sliding patio door to garden the south facing garden.

1.91m x 3.42m Landing: Spacious landing opening to all three sizeable bedrooms, family bathroom and stairs to loft room.

Bedroom 1 2.76m x 4.85m (9'1" x 15'11"): Sizeable double bedroom with window to rear aspect overlooking the rear garden, space for free standing sliderobes and carpeted floor coverings.

Bedroom 2 2.53m x 4.28m (8'4" x 14'1"): Good-sized double bedroom with window to the front aspect, open wardrobe with built-in hanging rail and carpeted floor coverings.

Bedroom 3 1.95m x 2.44m (6'5" x 8'): Ample single bedroom with window to front aspect, wall mounted radiator and carpeted floor coverings.

Family Bathroom 1.74m x 3.13m (5'9" x 10'3"): Opaque window to rear aspect, deep fill bath with PVC splashback, shower over bath, fitted glass shower screen, WC, wash hand basin and finished with vinyl covered flooring.

Loft Room 3.49m x 4.22m (11'5" x 13'10"): Fitted with two Velux skylights, eave storage and laminate flooring.





Outside:

The property benefits from ample off-street parking provided by the driveway to the front of the home.

The south facing enclosed rear garden is of good size and has been finished with artificial turf for ultra-low maintenance. There is also a large, raised area to the rear of the garden with steps up to a sizeable steel finished garden shed, which has been insulated and ideal for a small workshop or additional storage.

Special Features & Services

- Turnkey Condition
- Three Good-Sized Bedrooms
- Loft Room
- South Facing Garden
- Off-Street Parking
- Gas Central Heating
- Lusa Stop on Your Doorstep
- Landsdowne Valley Park on your doorstep

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Location:

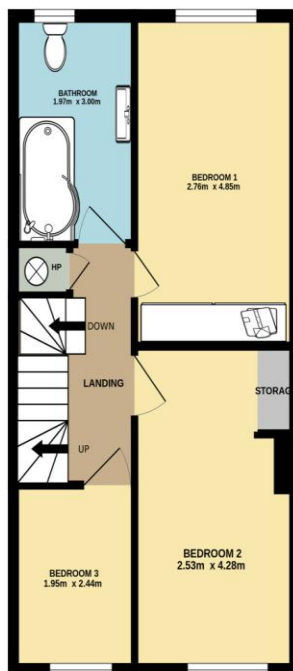
Conveniently located this property enjoys a host of excellent amenities including Our Lady's Children's Hospital and shopping, recreational, sporting and educational facilities are very close by. Excellent transport links including the Blackhorse LUAS stop across the road and easy access to the City Centre, M50 motorway and beyond.



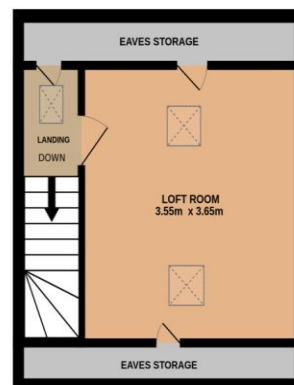
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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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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