



**5 CRAIGFORD DRIVE, KILLESTER, DUBLIN 5**

3 BED END-OF-TERRACE FAMILY HOME

**BER D2**

**REA**  
**GRIMES**



## 5 Craigford Drive, Killester, Dublin 5

### SPECIAL FEATURES

- Bright and spacious 3 bed end-of-terrace family home
- Approx. 97.4 sq m / 1,048 sq ft • South facing rear garden
- Convenient and highly sought-after location
- Short walk to Killester DART Station

### DESCRIPTION

REA Grimes take great pleasure in bringing to the market this family home in this most desirable of locations. No. 5 is a well-maintained 3 bed end-of-terrace property and comes to the market in very good condition. This is a great opportunity to acquire a fantastic family home in a much sought-after and convenient location.

No.5 is a deceptively spacious family home measuring approximately 97.4 sq m / 1,048 sq ft. Internally the property is well laid out and has been lovingly cared for by the current owners. Accommodation briefly comprises of an entrance hall, WC, two reception rooms, a kitchen / dining / living room (that has been extended) all located downstairs. Upstairs there are three bedrooms and a family bathroom. To the rear there is a south facing garden with decking and to the front is a driveway with off-street parking.

Situated in Killester, a mature and settled area, the location is second to none – the property is within walking distance of all local amenities and shops. There are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St Anne's Park. Killester DART station is in close proximity and the area is also well serviced by regular bus routes providing efficient links to the City Centre.



## ACCOMMODATION

### Entrance Hall:

A wide entrance hall with wooden floors and under stairs storage

### WC:

WC and wash hand basin

### Reception Room 1:

Large, bright room overlooking the front of the property with cast iron fireplace

### Reception Room 2:

Large room overlooking the rear of the property with cast iron fireplace

### Kitchen / Dining / Living:

Bright, spacious room with dining and living space. Kitchen fitted with array of wall-to-floor units. Integrated dishwasher, tiled floor. Sliding doors to rear

### Bedroom 1:

Large double bedroom overlooking the rear of the property

### Bedroom 2:

Spacious double room to the front of the property

### Bedroom 3:

Large single room overlooking the front of the property

### Bathroom:

Fully tiled, walk-in double shower with tray and drench head, hot press, WC, wash hand basin, heated towel rail





### Outside:

The front garden is a driveway with off-street parking, while to the rear there is a south facing garden with decking and plumbed for a jacuzzi.

### SERVICES

- Gas Fired Central Heating
- Double glazed throughout
- Off-street parking

### BER DETAILS

BER: D2

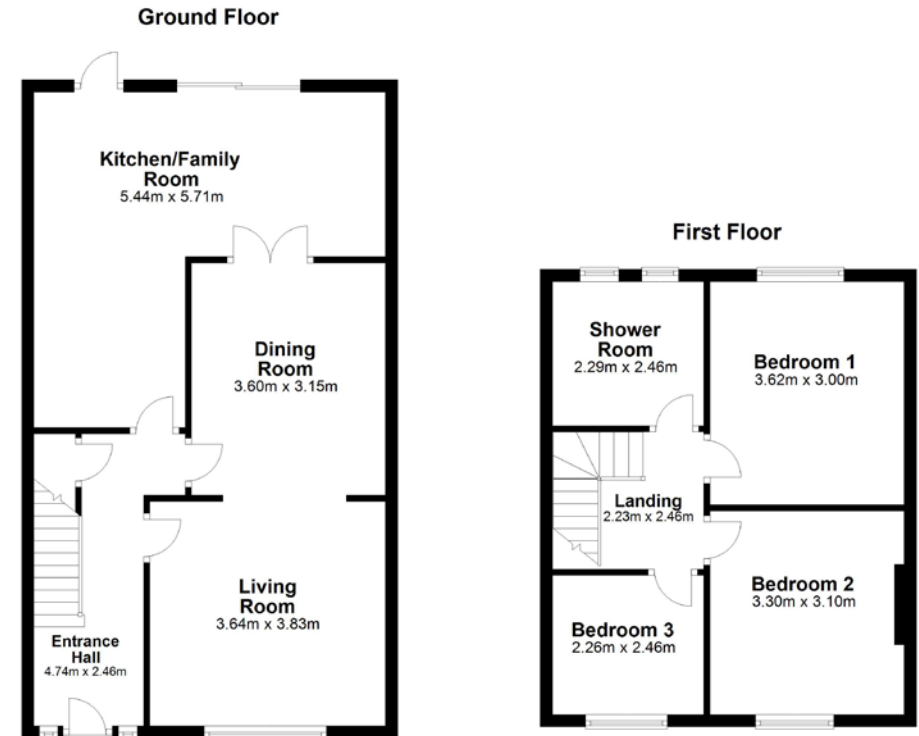
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Energy Performance Indicator: 297.94 kWh/m<sup>2</sup>/yr



### FLOOR PLANS

For identification purposes only. Not to scale.



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Plan produced using PlanUp.



### REA Grimes

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