



FEATURES:

- EXCELLENT LOCATION – LUAS JUST 9 MINUTES WALK AWAY, PARADE OF LOCAL SHOPS, UCD ON ITS DOOR STEP, M50, N11.
- BRIGHT AND SPACIOUS LIVING ACCOMMODATION
- GFCH
- 3 X LARGE BEDROOMS
- OFF STREET PARKING FOR SEVERAL CARS
- LARGE SUNNY REAR GARDEN MEASURING UPTO APPROX. 70ft X 30ft.
- SUITABLE FOR EXTENDING (Subject to obtaining the necessary planning consent)
- BER: E2
- APPROX. 142 SQ.M/1,523 SQ FT including the garage

FRONT GARDEN

This large front garden offers excellent road frontage with off street parking for several cars. Mainly cobble locked with landscaping in the corner offering relatively maintenance free up keep. Measures approx.. 30ft X 28ft.



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Viewing: **By prior appointment**
Negotiator: **Siobhan Lynam MRICS**

3 Farmhill Drive, Goatstown, Dublin 14
For Sale By Private Treaty
Asking Price €595,000

Number 3 Farmhill Drive would make an ideal family home offering scope for extending if necessary (Subject to obtaining the necessary planning consent).

This well located property is situated just off Larchfield Road, only minutes stroll to a local parade of shops, 10 minutes walk to the LUAS & Dundrum Town centre, easy access to M50 & N11.

A delightful semi-detached residence, standing on an extensive site, this home is situated in one of Dublin's most sought after residential locations. Its proximity to every amenity makes number 3 Farmhill Drive a very special property. It is conveniently located close to local shops where there is a lovely village type atmosphere. Close to several of Dublin's finest schools, St. Killian's, Mount Anville, Our Lady's Grove to name but a few, UCD, LUAS line and Dundrum town centre, this property set well back from the road and has a large sunny rear garden

ACCOMMODATION:

PORCH

A generous arched porch with lighting and tiled floor.

HALLWAY

Spacious and bright hall-way, with coving and under stairs storage. It offers access to the living room, dining room, sun room & kitchen area. Timber flooring.

LIVING ROOM

Located to the front of the property, this bright room is complemented by a large window, overlooking the private front garden. Tiled fire place with electric heaters but suitable for conversion to open fire or gas fire. Wood style flooring and coving.

DINING ROOM

This well proportioned room looks out onto the rear of the property through the sun room. Tiled fire place with electric heaters but suitable for conversion to open fire or gas fire. Timber floor, cornicing and serving doors.

KITCHEN

This room is located to the rear of the property and is naturally bright thanks to the inclusion of 2 x windows, a range of



fitted kitchen units incorporating a stainless steel sink unit. Wood style flooring. Plumbed for washing machine.

SUN ROOM

Wood style flooring. Offers access to the rear facing sunny garden.

GARAGE

With flip up garage door and power.

BEDROOM 1

Located to the rear of the home. Bright and airy room, with built in wardrobes and dresser. Wood style flooring. Suitable for king size bed.

BEDROOM 2

Located to the front of the home. spacious double room, with plenty of built in wardrobes and dresser. Timber flooring. Suitable for king size bed.



BEDROOM 3

Located to the front of the property, this room is large enough to house a double bed. Carpeted. Suitable for double bed but a single would be more suitable.

MAIN BATHROOM WITH SEPARATE WC.

Located to the rear of the property the main bathroom features whb, bath with electric shower unit, tiled flooring.

Separate wc. Both rooms have a window and wood style flooring.

LANDING:

Offers access to the hot-press and attic which has the benefit of a drop down ladder.

REAR GARDEN

Walled, sunny and low maintenance rear garden. Access to WC and garage. Predominantly laid out in lawn. Measures up to approx. 70ft X 30ft.

