

For Sale

Asking Price: €350,000

Sherry
FitzGerald



82 Monasterboice Road,
Crumlin, Dublin 12

sherryfitz.ie



Sherry FitzGerald is delighted to present to the market 82 Monasterboice Road, an extended two-bedroom end of terraced house located in a quiet and mature residential area of Crumlin. Monasterboice Road has an idyllic location close to Crumlin Village and accessible to a whole host of amenities.

On entering the property, we come to an inner hallway with stairs to first floor landing and opening to the living room. The living room is a great size with a window to front aspect, feature fireplace, laminate flooring and door leading to the open plan kitchen/dining room.

The hub of the home is the extended kitchen/dining room with an abundance of natural light provided via, the Velux roof lights and the large windows to the rear/side aspect. The kitchen itself is fitted with matching base/wall units, ample worktop space with tiled splash back, inset sink, built in electric oven with hob above, space for fridge/freezer, plumbing for washing machine, sliding rear patio door and tiled floor coverings. Located off the kitchen is a sizeable downstairs bathroom with access to the understairs storage.

On the first floor we have two sizeable double bedrooms and a family bathroom. The main bedroom is to the front of the property with a window to front aspect, feature fireplace, built in wardrobes and carpeted floor coverings. The second bedroom is to the back of the house with a window to rear aspect and carpeted floor coverings. Family bathroom is fitted with a large shower with sliding glass door, WC, wash hand basin and tiled floor to ceiling.

Outside there is an enclosed south facing rear garden with secure gated side access, steel shed and ample off-street parking provided via the gated driveway.



Accommodation

Entrance Hall Opening from the front door with stairs to first floor landing and opening to the living room.

Living Room 4.61m x 3.32m (15'1" x 10'11"): Window to front aspect, feature fireplace, laminate flooring and door thought to kitchen /dining room.

Kitchen Dining Room 7.22m x 2.55m (23'8" x 8'4"): Windows to rear/side aspect, fitted with matching wall/base units, ample worktop space with tiled splash back, inset sink, fitted oven with hob above, Velux roof lights, tiled floor coverings, sliding patio door and opening to the downstairs bathroom.

Downstairs Bathroom 1.81m x 1.79m (5'11" x 5'10"): Opaque window to rear aspect, deep fill bath, WC, wash hand basin, tiled flooring and access to understairs storage.

Bedroom 1 3.37m x 3.36m (11'1" x 11'): Sizeable double bedroom with window to front aspect, feature fireplace, built in wardrobes and carpeted floor coverings.

Bedroom 2 2.01m x 3.08m (6'7" x 10'1"): Sizeable double bedroom with window to rear aspect and carpeted floor coverings.

Family Bathroom 1.20m x 2.19m (3'11" x 7'2"): Opaque window to side aspect, WC, Wash hand basin, fitted shower with glass door and tiled floor to ceiling.

Outside The south facing rear garden is fully enclosed with secure gated side access. The rear garden is finished with timber decking, paved patio and a lawned area bordered with raised flower beds. To the front of the property off street parking provided by the gated driveway.





Special Features & Services

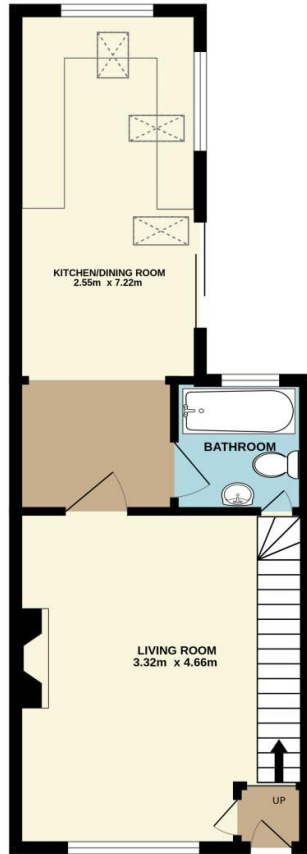
- Extended Home
- Two Double Bedrooms
- South Facing Garden
- Side Access
- Off Street Parking



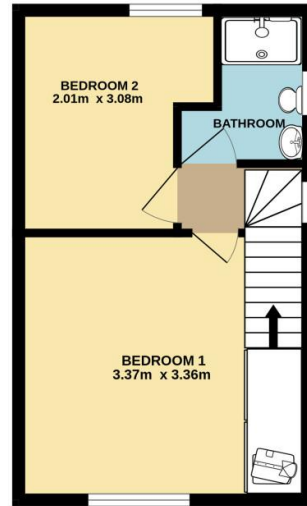
Directions



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only
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NEGOTIATOR

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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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