

For Sale

Asking Price: €375,000

Sherry
FitzGerald



178 Galtymore
Road, Drimnagh,
Dublin 12, D12
H7YP

sherryfitz.ie



Sherry FitzGerald is delighted to present to the market 178 Galtymore Road, an extended two-bedroom mid-terraced house located in a quiet and mature residential area of Drimnagh. Galtymore Road has an idyllic location close to and accessible to a whole host of amenities.

On entering the property, we come to an entrance hall with stairs to first floor landing and opening to both the sitting room and the living room. The sitting room with bay window to front aspect, feature fireplace and laminate flooring. The living room is of good size with laminate flooring, built in understairs storage and opens to the extended kitchen/diner.

The kitchen/diner itself is fitted with matching base/wall units, ample worktop space with tiled splash back, inset sink with mixer tap, space for free standing oven, space for fridge/freezer, plumbing for washing machine, rear door to garden and tiled floor coverings.

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 laminate flooring. The second bedroom is to the rear of the home with a window to rear aspect and laminate flooring. Family bathroom is fitted with a large shower with sliding glass door, WC, wash hand basin and tiled floor to ceiling.



Accommodation

Entrance Hall 1.75m x 2.77m (5'9" x 9'1"): Opening from the front door with stairs to first floor landing and leading to both the sitting room and the living room.

Sitting Room 3.09m x 2.85m (10'2" x 9'4"): Window to front aspect, wall mounted radiator, feature fireplace and laminate flooring.

Living Room 4.84m x 3.43m (15'11" x 11'3"): Window to rear aspect, understairs storage, wall mounted radiator, laminate flooring and door opening to the extended kitchen/diner.

Kitchen Dining Room 5.04m x 2.44m (16'6" x 8'): Fitted with matching base/wall units with ample worktop space, tiled splashback, space for free standing cooker, stainless steel sink with mixer tap, tiled floor coverings and rear door to garden.

Landing 1.57m x 0.83m (5'2" x 2'9"): Opening to both bedrooms and the family bathroom.

Bedroom 1 3.33m x 3.93m (10'11" x 12'11"): Sizeable double bedroom with window to front aspect, feature fireplace, built in storage and laminate flooring.

Bedroom 2 3.06m x 2.86m (10' x 9'5"): Sizeable double bedroom with window to front aspect, feature fireplace, built in storage and laminate flooring.

Bathroom 1.52m x 1.92m (5' x 6'4"): Opaque window to rear aspect, WC, wash hand basin with mixer tap, corner shower unit and tiled flooring.

Outside Off Street parking is provided via the driveway to the front of the home. The rear enclosed south facing garden is of good size and is mainly laid to lawn with the added benefit of a sizeable patio area.



**Outside:**

There is an enclosed south facing rear garden which is mainly laid to lawn, timber shed and ample off-street parking provided via the driveway to the front of the home.

Special Features & Services

- Gas Center Heating
- Two Reception Rooms
- Two Double Bedrooms
- South Facing Garden
- Off Street Parking



Location:

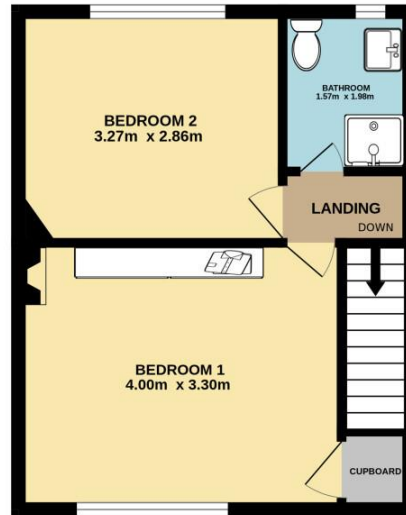
No.178 Galtymore Road is situated in a well-established residential area with the city centre very accessible via the LUAS and by bus. Shopping centres, schools, and Our Lady's Hospital are all within walking distance.



GROUND FLOOR
42.4 sq.m. approx.



1ST FLOOR
29.5 sq.m. approx.



TOTAL FLOOR AREA: 72.0 sq.m. approx.
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.
PSRA Registration No. 002183