

For Sale

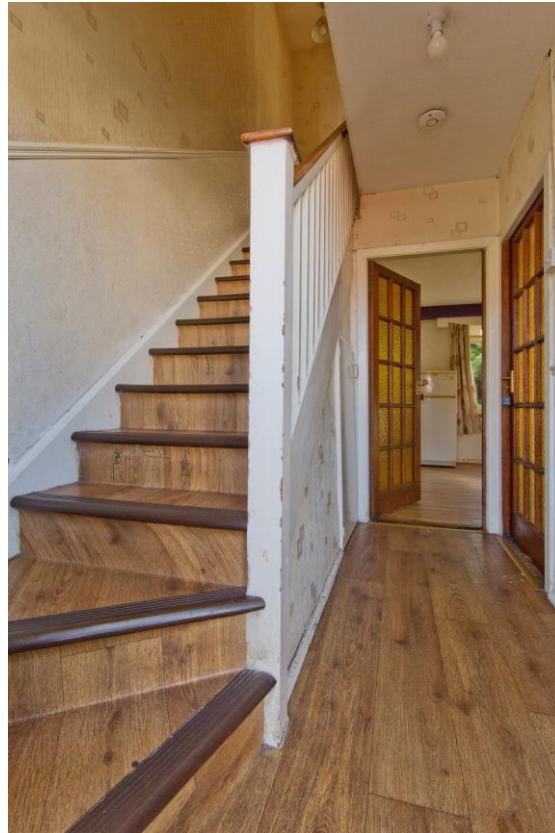
Asking Price: €350,000

Sherry
FitzGerald



55 Windmill Road,
Crumlin,
Dublin 12,
D12 N7C1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a two-bedroom mid-terrace home on Windmill Road. The property has well-proportioned accommodation throughout the home. Which is further enhanced by a great-sized rear garden.

Upon entering the home, you're greeted by a good-sized entrance hall with stairs to the first-floor landing, understairs storage and opening to both the living room and the kitchen/dining room. The living room is to the front of the property with a front-facing window, wall mounted radiator, feature fireplace with open fire, and laminate flooring.

The open plan kitchen/dining room is of good-size with an abundance of natural light which is provided via large rear facing window overlooking the garden.

The kitchen is fitted with an array of matching base/wall units with ample worktop space, tiled splashback, inset sink with mixer-tap, plumbing for dishwasher washing machine, space for free standing oven with extractor above, feature fireplace, laminate flooring and rear door to garden.

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

Bedroom 1 is a generously sized double bedroom with a front-facing window, wall mounted radiator space for free standing wardrobe and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the rear garden wall-mounted radiator, space for free standing wardrobes and laminate flooring.

The family bathroom is complete with an opaque window to rear aspect, WC, feature vanity unit with inset sink & mixer tap, corner shower unit with glass sliding door, electric shower and finished with wall & floor tiles.

This completes the living accommodation throughout the Home.



Accommodation

Entrance Hall 1.5m x 3m (4'11" x 9'10"): Opening from the front door to a good-sized entrance hall with stairs to the first-floor landing, leading to the living room, kitchen/dining room and finished with laminate flooring.

Living Room 3.5m x 3m (11'6" x 9'10"): Front facing window, feature fireplace with open fire, wall-mounted-radiator and laminate flooring.

Kitchen Dining Room 5m x 3.5m (16'5" x 11'6"): Fitted with matching base/wall units with ample worktop space, tiled splashback, inset sink with mixer-tap, plumbing for dishwasher washing machine, space for free standing oven with extractor above, feature fireplace, laminate flooring and rear door to garden.

Landing 2.20m x 1.18m (7'3" x 3'10"): Spacious landing leading to 2 double bedrooms and the family bathroom.

Bedroom 1 3.91 x 3.32: Sizeable double bedroom with window to the front aspect wall mounted radiator space for free standing wardrobe and carpeted floor coverings.

Bedroom 2 2.8m x 3.18 (9'2" x 3.18): Generous double bedroom with window to rear aspect overlooking the rear garden, wall-mounted radiator, space for free standing wardrobes and laminate flooring.

Bathroom 2.2m x 2m (7'3" x 6'7"): Opaque window to rear aspect, fitted with a feature vanity unit, inset sink with mixer-tap, a WC, corner shower unit with glass sliding door, electric shower and tiled floor to ceiling.





Outside:

An enclosed and private rear garden, predominantly laid to lawn, features mature shrubbery and a spacious patio area extending from the rear of the home—ideal for outdoor entertaining.

To the front of the property, there is a generously sized garden with gated pedestrian access leading to the front door. Subject to the necessary planning permissions, this space could be adapted to provide ample off-street parking.

Special Features & Services

- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- South/West Facing Garden

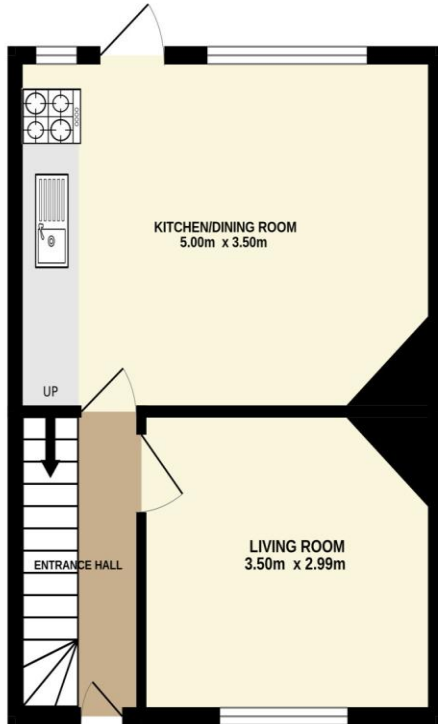
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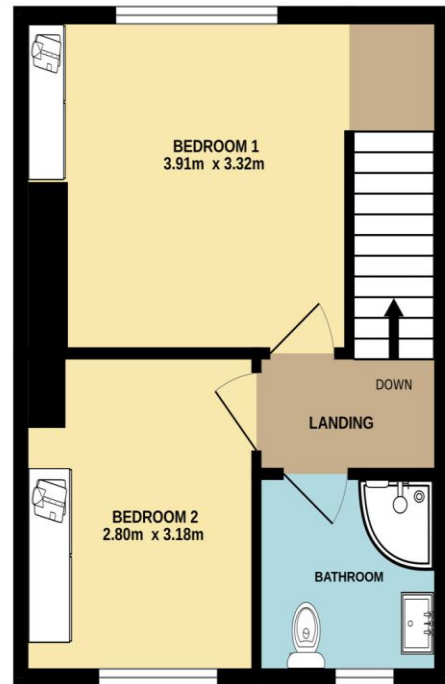
Location:

The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools, Eamonn Ceannt Park and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has a host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.

GROUND FLOOR



1ST 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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