

For Sale

Asking Price: €425,000

Sherry
FitzGerald



102 Brandon Road,
Drimnagh,
Dublin 12,
D12 CH52

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a stylish three-bedroom mid-terrace family home on Brandon Road. The property has been fully refurbished to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by landscaped private rear garden and off-street parking.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hallway with stairs to the first-floor landing and opening to both the living room and the open plan kitchen/dining area. The living room is of good size with a front-facing window, original picture rails, feature fireplace with tiled hearth and laminate flooring.

The open plan kitchen/dining area has an abundance of natural light which is provided via the double doors opening to a well finished patio area and large window overlooking the garden itself. The kitchen is fitted with an array of matching anthracite black base/wall units with ample quarts worktop space, overhanging breakfast bar, built in electric oven, 5 ring gas burner with extractor above, integrated dishwasher, integrated washing machine, space for free standing fridge freezer, inset sink with mixer tap and laminate flooring finish's this impressive space.

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

Bedroom One is a generously sized double bedroom with a rear-facing window, built-in bespoke wardrobes offering ample storage, wall mounted radiator and carpeted floor coverings. Bedroom Two mirrors the spaciousness of the front room and has a front-facing window, feature fireplace, wall mounted radiator, built in wardrobe with work desk to the side and original timber flooring. Bedroom Three is a comfortable single bedroom with front-facing window and carpeted floor coverings. The family bathroom is complete with an opaque window to rear aspect, corner unit with a wall mounted feature vanity unit with an inset sink, deep fill bath with a matt black main fed rainfall shower with separate hand held shower handle, glass shower screen, soft pink beveled tiled splash back, WC and tiled flooring.



Accommodation

Entrance Hall 1.78m x 4.43m (5'10" x 14'6"): Bright and spacious entrance hall with stairs to first floor which opens to both the living room and the open plan kitchen/dining area and finished with black/white patterned tiled flooring.

Living Room 3.60m x 3m (11'10" x 9'10"): Window to the front aspect, feature fireplace with inset fire, original picture rails and laminate flooring.

Kitchen/Dining Room 5.41m x 4.04m (17'9" x 13'3"): The kitchen is fitted with an array of matching anthracite black base/wall units with ample quartz worktop space, overhanging breakfast bar, built in electric oven, 5 ring gas burner with extractor above, integrated dishwasher, integrated washing machine, space for free standing fridge freezer, inset sink with mixer tap, laminate flooring and double doors opening to the rear garden.

Landing Bright and spacious landing with window to the side aspect, opening all three sizeable bedrooms and the beautifully appointed family bathroom.

Bedroom 1 3.31m x 3.75m (10'10" x 12'4"): Generous double bedroom with rear facing window, feature fireplace, bespoke built-in wardrobes and carpeted floor coverings.

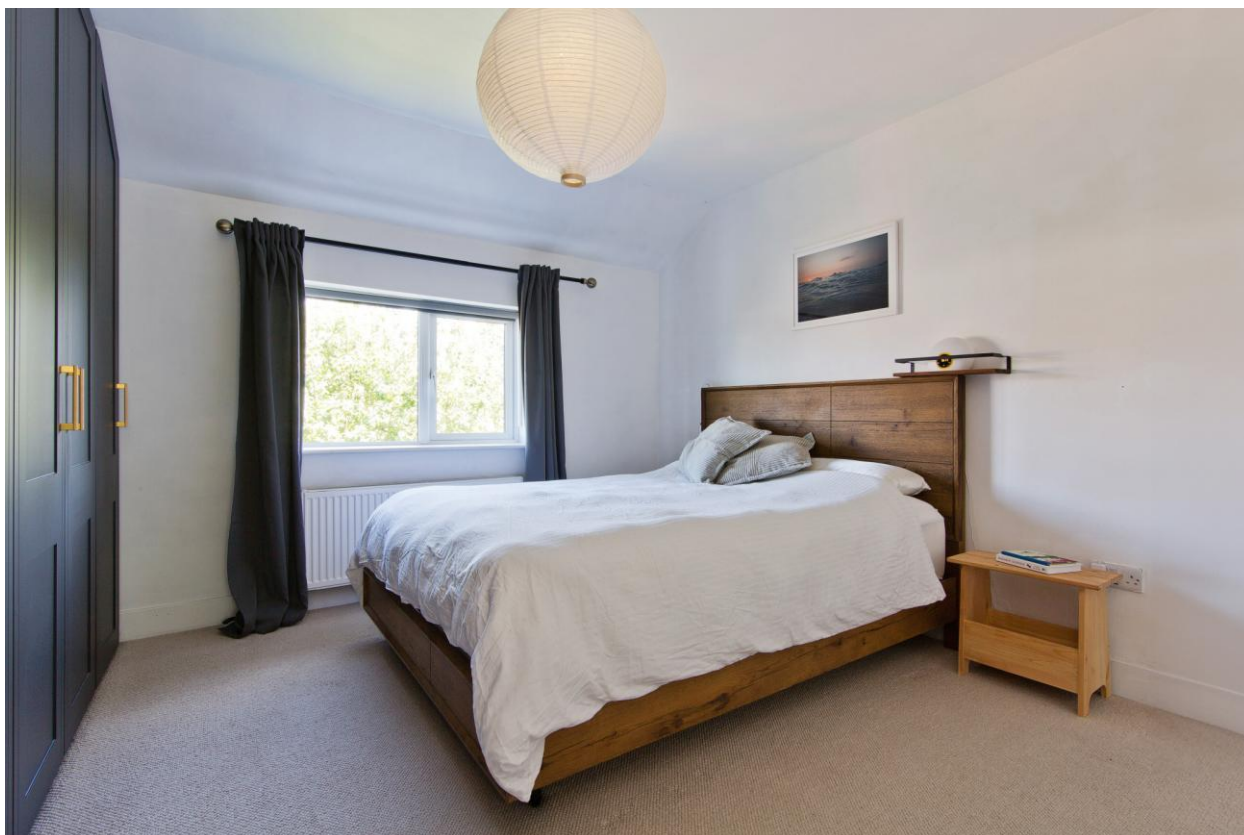
Bedroom 2 3.31m x 3.10m (10'10" x 10'2"): Sizeable double bedroom with window to the front aspect, feature fireplace, built in wardrobe with built in desk, and original timber flooring.

Bedroom 3 2.20m x 2.36m (7'3" x 7'9"): Single bedroom with window to front aspect, wall mounted radiator, and carpeted floor covering.

Bathroom 1.65m x 2.10m (5'5" x 6'11"): Opaque window to rear, fitted with WC, wash hand basin with mixer tap and timber vanity unit, deep fill bath with shower above, and tiled floor to ceiling.

Outside Ample off-street parking provided by the driveway to the front of the home. The delightful rear garden is extremely private and has also benefited from a completed make over in recent years with raised flower beds boarding the central lawned area and a sizeable patio which leads from the rear of the home finished with large grey patio slabs and a French drain.





Outside:

The property benefits from ample off-street parking provided by the driveway to the front of the home. The delightful rear garden is extremely private and has also benefited from a completed make over in recent years with raised flower beds bordering the central lawned area and a sizeable patio which leads from the rear of the home finished with large grey patio slabs and a French drain.

Special Features & Services

- Turnkey Condition
- Open Plan Kitchen/Dining Room
- Three Sizeable Bedrooms
- Recently remodelled Family Bathroom
- Private Landscaped Rear Garden
- Off-Street Parking

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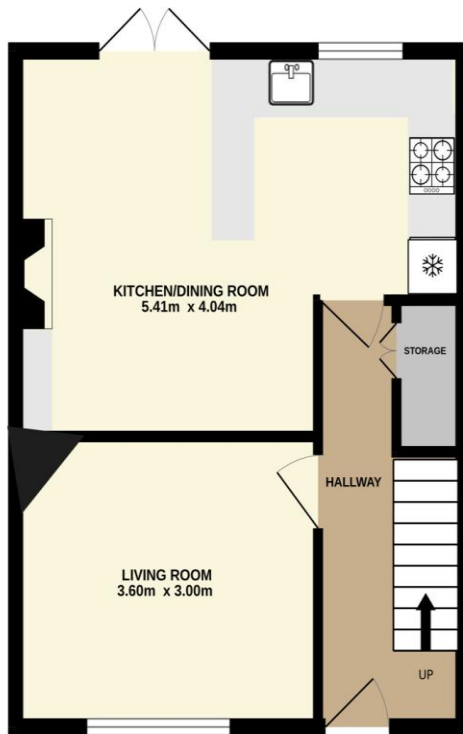


Location:

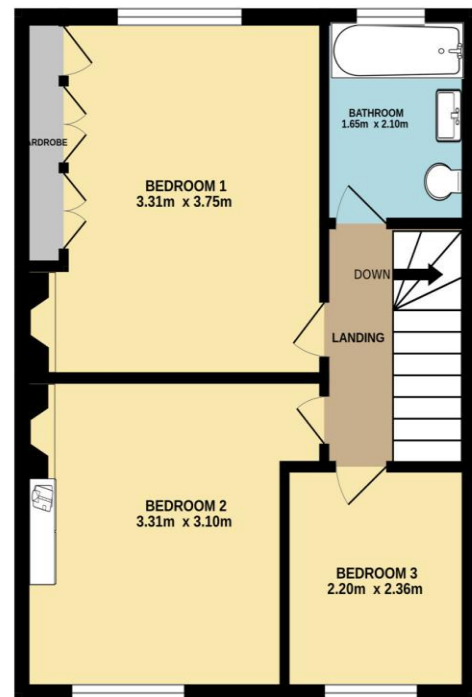
No.102 Brandon Road is situated in a well-established residential area with the city centre very accessible via the LUAS and by bus. Shopping centre schools, and Our Lady's Hospital are all within walking distance.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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